



# PUBLIC COMMENT SESSION SIGN IN SHEET

OCCONEE COUNTY COUNCIL MEETING

Tuesday, November 9, 2010

6:00 PM

Oconee County Administrative Offices

415 South Pine Street, Walhalla, SC

*Limited to forty [40] minutes, four [4] minutes per person.*

Citizens with comments related to a specific action agenda item will be called first.

If time permits additional citizens may be permitted to speak on a non agenda items *[at the discretion of the Chair]*.

Council may make closing comments directly following the public & extended public comment sessions if time permits.

**PLEASE PRINT**

	FULL NAME	AGENDA ITEM FOR DISCUSSION
1 X	DONNA LINSIN	13
2 X	BERT ADAMS	13
3 X	BOZO RICHARDS	13, 14
4 X	Linda Louvelly	13
5 X	Phil Soper	14-2
6 X	Alma Barrow	13
7		
8		
9		
10		
11		
12		
13		
14 X	B.T.L.	
15		

John Daler

November 9, 2010

County Council Meeting

On November 2nd voters overwhelmingly elected to send representatives to Washington to restore constitutionally limited government, which is government with limited and clearly defined powers, instituted to protect God-given rights. The Oconee County Comprehensive Plan and the zoning regulations made in accordance with that plan violate the spirit and principles of our inherited Republican form of government by attempting to over-regulate and thereby usurp individual liberty. The government control of the use of private property through zoning is in effect stealing that property, yet charging rent in the form of taxes.

At a previous written appearance, I put this council on notice that Title 42 of the US Code provides remedies for violations of Constitutional rights by government officials, under color of law. It is my intention to resist this form of tyranny using every lawful remedy available, and will provide assistance to my fellow citizens in their attempts to secure and defend their rights.

A good part of the rest of my remarks, are derived either directly or indirectly from the book *The 5,000 Year Leap: Principles of Freedom 101*, by W. Cleon Skousen. I strongly recommend that you purchase a copy. I'll continue by paraphrasing and quoting:

The right to property is the fundamental basis for all freedom, according to the Founding Fathers of our country. Life and liberty are secure only so long as the right to property is secure, and this is what the Constitution is all about: “providing freedom from abuse by those in authority. Anyone who says that the American Constitution is obsolete just because social and economic conditions have changed does not understand the real genius of the Constitution. It was designed to control something, which HAS NOT CHANGED AND WILL NOT CHANGE – namely, human nature.”

According to the Founding Fathers, all individual rights will be attacked by abusive rulers, and it is important to consider which of those rights self-serving politicians would seek to destroy first. The Founders said we should concentrate on the one right all other rights are related to – the right to property. John Adams saw private property as the most important single foundation stone undergirding human liberty and human happiness. He said, “The moment the idea is admitted into society that property is not as sacred as the laws of God, and that there is not a force of law and public justice to protect it, anarchy and tyranny commence. PROPERTY MUST BE SECURED OR LIBERTY CANNOT EXIST.”

Comprehensive plans and ordinances that violate Constitutional rights are null and void and carry no weight. The

people do not need a court to declare them unconstitutional. As well, a consensus of the people or a majority of the people cannot, under our Constitution, nullify or take away the rights of the minority. Under our Constitutional Republic, individuals have inalienable rights.

In the words of James Madison, "It is proper to take alarm at the **FIRST EXPERIMENT ON OUR LIBERTIES**. We hold this prudent jealousy to be the first duty of citizens and one of the noblest characteristics of the late revolution. **THE FREE MEN OF AMERICA** did not wait till usurped power had strengthened itself by exercise and entangled the question in precedents. They saw all the consequences [of governmental abuses] in principle, and they avoided the consequences by denying the principle on which the abuses were based. We revere this lesson too much to forget it."

I have given each of you a copy of the Constitution and a card with the 28 Principles of Liberty. In closing, I ask each of you to honor your oath to protect and defend the Constitution of these United States. Measure the ordinances before you against these 28 principles, and if the proposals before you are found to violate one or more of these principles, you will soundly reject the ordinance! Stand for liberty and against the erosion of our property rights, or "we the people" will not allow this government to stand!





OCONEE COUNTY COUNCIL  
ABSTENTION FORM

Council Member Name:

Rep. Dexter  
(Please Print)

Council Member Signature:

Richard T. Dexter

Meeting Date:

11/9/10

Item for Discussion/Vote:

10/19/10 CC Minutes

Reason for Absention:

I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Elizabeth G. Hulse  
Clerk to Council

*[This form to be filed as part of the permanent record of the meeting.]*

# SCORE®

Counselors to America's Small Business

Good Evening!

I'm George Illingworth, Chairman of the Greenville Chapter of SCORE. Our chapter includes the Tri-County Branch: Anderson, Pickens and Oconee Counties.

Members of the Oconee County Council and guests, it is a pleasure to be with you and SCORE and the Tri County area.

SCORE has been under-resourced in this area for many years. In co-operation with the Oconee Economic Development Commission, and the county Chambers of Commerce, SCORE has undertaken a major expansion in the Tri-County region.

To-date, we have recruited 11 counselors and are providing support to 21 pre-business entrepreneurs and 1 client already in business which celebrated their first payroll last week. As we continue to grow, awareness of SCORE and the support that it can bring to the community, these numbers will grow. Collaboration with the Oconee Economic Development Commission, the Chambers, participation in their events, and advertising with local media will accelerate the word of mouth from the people we help.

SCORE is also providing experienced leadership for an initiative that will enable local companies to be more competitive such as through ISO Standard certification. Another program that SCORE is exploring is to establish a Business Bootcamp for high school students, in collaboration with local schools. Tri-County SCORE is helping the Pickens Chamber of Commerce in their planning efforts. Other programs will be developed and staffed as the need is identified. SCORE seeks to provide support for economic development as appropriate opportunities that can be identified. We are working with the local Chambers of Commerce, Tri-County Tech and Clemson SBDC to bring this reservoir of expertise to the small businesses in the Region.

A little back ground on SCORE.

SCORE is the premier source for small business advice and mentoring in America. SCORE celebrated 45 years of volunteer service in 2009. Established in October 1964, SCORE is a nonprofit association dedicated to entrepreneur education and the formation, growth and success of small business nationwide. Nationwide, more than 10,000 volunteers at 350 chapters provide individual mentoring—in person and online—and business workshops for aspiring entrepreneurs and small business owners. SCORE is a resource partner with the U.S. Small Business Administration (SBA). In addition, locally, SCORE will provide support for the development of infrastructure elements beneficial to local business, education and the recruitment of new businesses. Again, this is a volunteer effort provided to the community.



SCORE has served more than 8.5 million entrepreneurs since 1964. And, currently serves more than 350,000 entrepreneurs annually. Based on the findings of "The Impact Study of SBA Entrepreneurial Development Resources 2007-2008", SCORE helped to create more than 25,000 new jobs nationwide in 2007 alone. One in seven clients created a job. SCORE also helped to create 19,732 new small businesses in 2007, according to an SBA report sent to Congress.

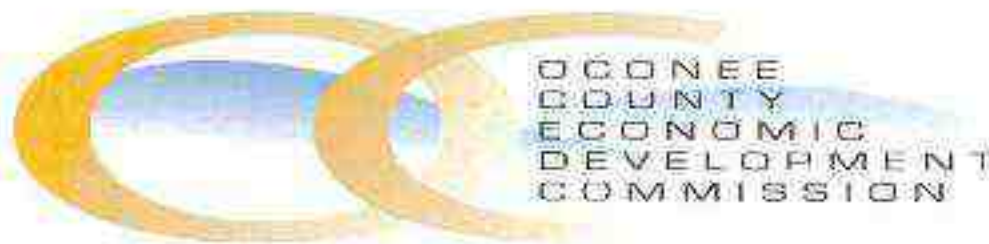
In 2008, SCORE volunteers donated more than 1.3 million hours of business advice, mentoring and workshop sessions. The SCORE Small Business Web Site is a popular site for small business owners, with a wide range of business resources and "how-to" information. The site also hosts "Ask SCORE", which allows access for entrepreneurs at anytime to more than 1,200 e-mail counselors with more than 600 areas of business expertise available.

Each year, SCORE provides small business mentoring and workshop training. SCORE serves a large number of small businesses. Specifically, the Greenville Chapter of SCORE has in the past year:

- Provided one-on-one counseling for 500 new clients
- Averaging three sessions per client
- Trained 400 people in workshops
- Supported a business expo in Greenville and two in Anderson/Oconee counties

SCORE looks forward to a long and productive association with the Economic Development Activities of the Tri-County governments, educational entities, Chambers of Commerce, Tri-County Tech and Clemson. Our goal is to bring additional unique and experienced resources to help business more competitive, to engender a supportive environment for entrepreneurship and to support engendering in our youth a thirst for continuing their education.

Thank You for the Opportunity to Introduce SCORE to the Tri-County Region. We are looking forward to being a key constructive element to the Tri-County Region.



OCCONEE  
COUNTY  
ECONOMIC  
DEVELOPMENT  
COMMISSION

## Oconee County Economic Development Commission

08/03/2010

Home
EDC Members
Small Business Grants
Utilities
Small Business
Links
Industry
Demographics
Education & Training
Airport
Transportation
Utilities
Workforce
SCORE
Search for Site
Maps
SCORP

### SCORE

Economic Development is important to every community and Oconee County, with its current unemployment rate, is no exception. Successful economic development is a multi-faceted program.

We are looking to enhance our economic development work by expanding SCORE (Service Corps of Retired Executives) into our community. Basically, SCORE is about matching the experience of retired or working professionals with counseling opportunities for Oconee's new or existing smaller businesses. As a SCORE volunteer, you...

- provide leadership in the business community;
- gain recognition and respect as a business mentor;
- enjoy the satisfaction of contributing to the success of others;
- support local economic growth through entrepreneurship;
- participate in lifelong learning opportunities;
- use skills and knowledge to help others.

SCORE offers Online workshops, Online Counseling, Blogs for Women Entrepreneurs, Ask An Expert Blog, Community Forums and a host of business tools. Please visit them at [www.score.org](http://www.score.org). For more information about this important program that helped nearly 100,000 people last year, go to [www.score.org](http://www.score.org). Our local chapter of Piedmont SCORE was chartered in 1973 and currently has about 30 members covering the Epitome of SC. Piedmont SCORE has helped more than 12,500 entrepreneurs in the Upstate.

If you've enjoyed a successful business career, and want to continue to use that experience to help Oconee County in an important way, please contact us at 864-271-7668 or send an email to [info@oconeescore.com](mailto:info@oconeescore.com) for more information.

[Home](#) | [Quality of Life](#) | [Calendar](#) | [Sites](#) | [Workforce](#) | [Education and Training](#) | [Utilities](#) | [Transportation](#) | [Industry](#) | [Demographics](#) | [Links](#) | [Small Business](#) | [Search](#) | [Finance](#) | [EDC Members](#) | [Airport](#) | [SCORP](#)



# Live Your Dream SCORE Can Help

Free and Confidential Business Advice | Local Workshops  
Online Resources at [WWW.SCORE.ORG](http://WWW.SCORE.ORG)



**SCORE**  
COUNCIL ON SMALL BUSINESS

[WWW.SCORE.ORG](http://WWW.SCORE.ORG) | 1.800.654.9848

**SBA**

Small Business Administration  
U.S. Department of Commerce  
1400 K Street, N.W. | Washington, D.C. 20580  
www.sba.gov

**SCORE**  
COUNCIL ON SMALL BUSINESS





"People interested in owning their own business ask me how to get started. I always tell them to contact SCORE, and **go to a SCORE seminar. SCORE gives you straightforward advice** and the seminar gives you the basic **essentials** you need."

Raul Cantu

Owner  
Nacho Mama's and Adonis/Aphrodite  
Richmond, VA





## Get Real-World Advice

If you're an entrepreneur, can't go it alone—SCORE's more than 12,000 business experts can give you real-world advice and know-how. Our counselors represent every business area. Some have worked as executives at Fortune 500 companies, while others were small business owners themselves. With SCORE, you can take advantage of:

- A face-to-face consultation with a business professional who can answer your questions
- An on-site evaluation of your practice/business
- A team of SCORE counselors to provide you with specialized assistance in a wide range of business areas

Your relationship with SCORE can last just a few sessions and a number of years, based on your needs. You decide the level of assistance you'd like and SCORE will ensure that you make the most of your time.

## SCORE Business Training Can Help You Succeed

Whether you want to start or grow your business, SCORE workshops are a valuable way to learn more about doing business and a convenient forum for networking with other business professionals who can help you succeed.

SCORE offers more than 7,000 small business workshops each year across the country. These low-cost seminars focus on important small business issues, ranging from business planning and marketing to Web-based retailing.

## Find Counseling & Resources Online

Millions of entrepreneurs just like you turn to the SCORE Small Business Web Site, [www.score.org](http://www.score.org), for a wide range of support and guidance.

On the Ask SCORE section of the site, you can ask seasoned business counselors for advice—and get answers within 48 hours. Just enter a question or key words, review a list of counselors and their areas of expertise, and submit questions to the counselor you choose.



Visit [WWW.SCORE.ORG](http://WWW.SCORE.ORG) today.

You'll also find dozens of online guides (available in both English and Spanish) with proven, practical tips on a variety of small business topics, and more than a dozen templates for business plans, loan requests and more. There also are pages dedicated to women, veteran, minority and young entrepreneurs.

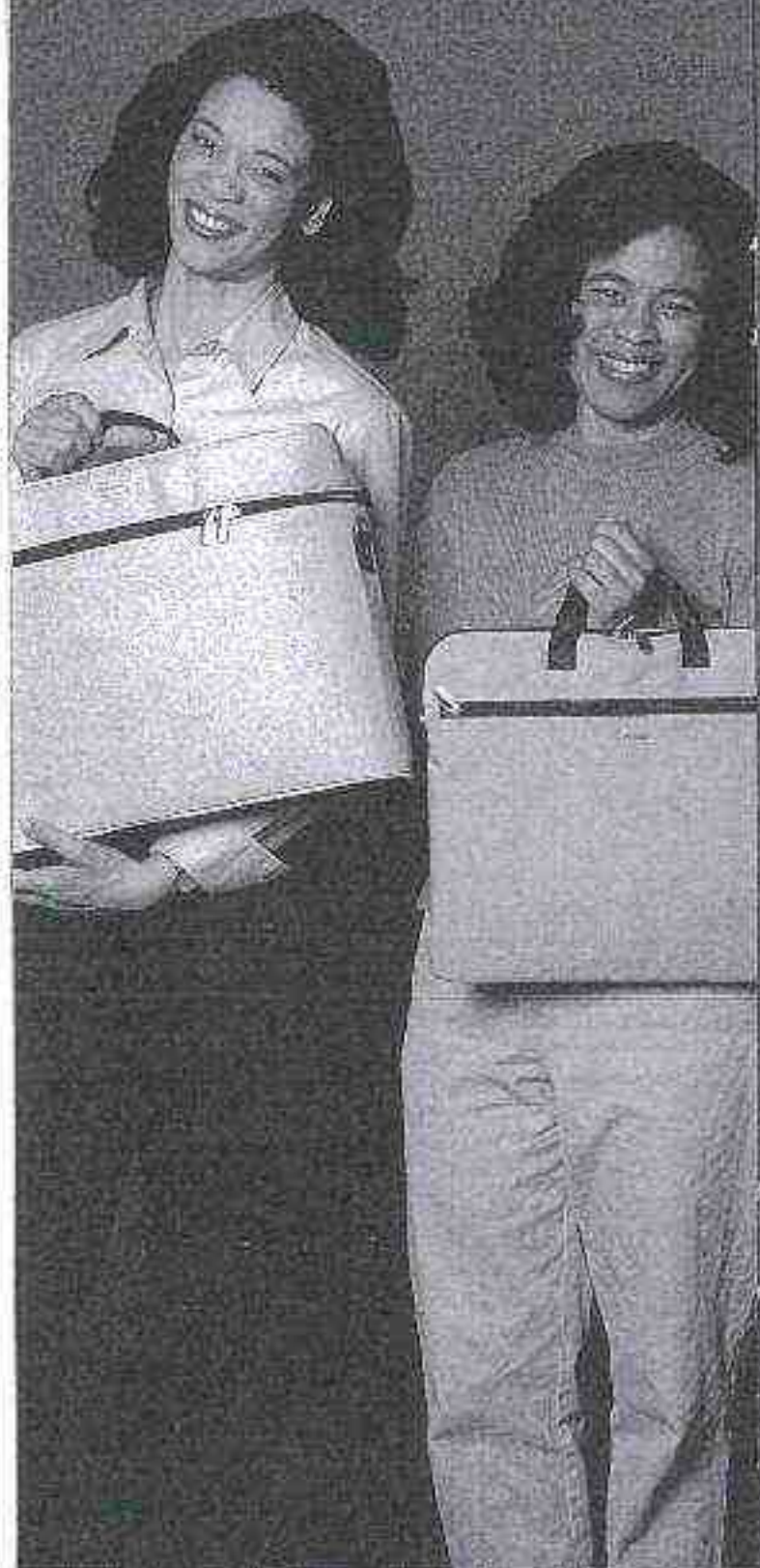
## Contact SCORE ... Build Your Success

It's easy to get the resources of SCORE to work for your business. Learn how SCORE can help you succeed.

Grow your business. SCORE can help. We're dedicated to helping your business succeed. Contact us today to meet with a SCORE business counselor.

To find the office nearest you, call SCORE toll-free at 1-800-531-0245, or visit [www.score.org](http://www.score.org) and click on "Find SCORE." For even faster answers to your questions, you can enter them directly on the website's "Ask SCORE" section, our 24/7 online counseling service.





"What **impressed me** most about the people at **SCORE** was their willingness to take the time to answer my questions. **SCORE is just like an advisory board** for us. You can bounce ideas off them and get tangible feedback."

**Emily McHugh**

Owner  
Cessart  
FL Pierce, FL

SCORE is Here to Help Your Business Succeed



- Free face-to-face counseling
- Free online counseling
- Low-cost entrepreneurship education

**SCORE**  
Small Business Development Center

**SCORE** provides free, business assistance to more than 300,000 entrepreneurs just like you every year. Since 1954, SCORE's volunteer business coaches have provided free advice, business education and "walked a mile in your shoes" experience to new and existing business owners.

Not quite ready for personal coaching? Try a SCORE business seminar to get you started on the right path—the path to success.

"It's gratifying to have someone to bounce things off of. Someone who is far more objective than any other resource you can find."

—Eric N. Kusko, Owner, Coastal Pottery, Seaside, OR

"The workshops that I have done with you are great. They have helped me think about my business and help me in the process."

—Eric Lundy, Partner, Francella Stone, Raleigh, NC

WWW.SCORE.ORG

**STATE OF SOUTH CAROLINA  
OCONEE COUNTY  
RESOLUTION R2010-15**

**A RESOLUTION HONORING SANDRA SMITH  
AT HER RETIRMENT**

**WHEREAS**, after twenty years of service to Oconee County and its citizens, Ms. Smith retired from Oconee County as a Secretary III in the Assessor's office on November 5, 2010; and,

**WHEREAS**, Ms. Smith has faithfully served the citizens of Oconee County since July 1980, and,

**WHEREAS**, Ms. Smith was throughout her career with the County worked for various departments to include Solid Waste for thirteen years, a brief period for the County Airport, as the Administrative Assistant for the Administrator for two years and ultimately ending her career in the County in the Assessor's office for the past five years, and

**WHEREAS**, Oconee County, South Carolina, a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through the Oconee County Council, desires to recognize and honor Ms. Smith for her many years of dedicated and devoted service to the citizens of Oconee County and to honor her at the time of her retirement from public service.

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, by Oconee County Council in meeting duly assembled, that Oconee County Council hereby recognizes and honors Ms. Sandra SMith for twenty years of service to Oconee County and its citizens.

**THIS RESOLUTION WILL TAKE EFFECT** and be in force immediately upon enactment.

**APPROVED AND ADOPTED** this 9<sup>th</sup> day of November, 2010.

OCONEE COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman of County Council  
Oconee County, South Carolina

**ATTEST:**

By: \_\_\_\_\_  
Elizabeth G. Hulse,  
Clerk to County Council



**STATE OF SOUTH CAROLINA  
OCONEE COUNTY  
RESOLUTION R2010-16**

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT LSSSD, WHEREBY, UNDER CERTAIN CONDITIONS, OCONEE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT FOR A PROJECT INVOLVING NOT LESS THAN FIVE MILLION DOLLARS (\$5,000,000) INVESTMENT

WHEREAS, Oconee County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44 of Code of Laws of South Carolina, 1976, as amended ( the "Act"), to acquire, or cause to be acquired, properties and to enter into agreements with any industry to construct, operate, maintain and improve such property and to enter into or allow financing agreements with respect to such properties through which powers the economic development of the State of South Carolina will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State of South Carolina and thus utilize and employ the manpower, agricultural products and natural resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

WHEREAS, Project LSSSD, (the "Company"), has requested the County to participate in executing an Inducement and Millage Rate Agreement and a Fee in Lieu of Tax Agreement (the "Fee Agreement") (Project LSSSD) pursuant to the Act for the purpose of authorizing and of acquiring by purchase, lease or construction certain land, building(s), machinery, apparatus, and equipment, for the purpose of manufacturing electronic controls and assemblies (the "Project"), all as more fully set forth in the Inducement and Millage Rate Agreement (the "Inducement Agreement") attached hereto; and

WHEREAS, the Company has requested the County to further assist it through the inclusion of the Project within a multi-county industrial/business park pursuant to Section 4-1-170 of the Act; and

WHEREAS, the County is authorized by the Act to execute such agreements, as defined in the Act, with respect to such Project; and

WHEREAS, the County has determined that the Project would benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either; and that

the purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes and that the inducement of the location or expansion of the Project within the County and State is of paramount importance and that the benefits of the Project will be greater than the costs; and

WHEREAS, the County has determined on the basis of the information supplied to it by the Company that the Project would be a "project" as that term is defined in the Act and that the Project would subserve the purposes of the Act.

NOW, THEREFORE, BE IT RESOLVED, by the County Council as follows:

Section 1. Pursuant to the authority of the Act and for the purpose of authorizing the Fee Agreement (as described in the Act) for the Project, there is hereby authorized to be executed an Inducement and Millage Rate Agreement between the County and the Company pertaining to the Project involving investment in the County of not less than \$5,000,000 in qualifying fee in lieu of tax investment by the end of the fifth (5<sup>th</sup>) year after the year of execution of the Fee Agreement.

Section 2. The provisions, terms and conditions of the Fee Agreement by and between the County and the Company shall be prescribed by subsequent ordinance of the County Council.

Section 3. The Chairman of County Council is hereby authorized and directed to execute the Inducement Agreement attached hereto in the name of and on behalf of the County, in substantially the form attached, or with such changes or additions as shall not materially prejudice the County, upon the advice of the county attorney, and the Clerk of the County Council is hereby authorized and directed to attest the same; and the Chairman of County Council is hereby further authorized and directed to deliver said executed Inducement Agreement to the Company.

Section 4. Prior to the execution of the Fee Agreement, the County Council will comply with the provisions of the Home Rule Act regarding the procedural requirements for adopting ordinances and resolutions.

Section 5. All orders, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This Resolution shall take effect and be in full force from and after its passage by the County Council.

Section 6. It is the intention of the County Council that this Resolution shall constitute an official action on the part of the County relating to the inducement of the Project.

Done in meeting duly assembled this 9th day of November 2010.

OCONEE COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman of County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth G. Hulse, Clerk to County Council  
Oconee County, South Carolina



**INDUCEMENT AGREEMENT  
AND MILLAGE RATE AGREEMENT**

THIS INDUCEMENT AND MILLAGE RATE AGREEMENT (the "Agreement") made and entered into by and between Oconee County, South Carolina, a body politic and corporate and a political subdivision of the State of South Carolina (the "County") and Project LSSSD (the "Company"), a corporation duly incorporated under the laws of State of Delaware.

WITNESSETH:

ARTICLE I

RECITATION OF FACTS

Section 1.1. As a means of setting forth the matters of mutual inducement which have resulted in the making and entering into of this Agreement, the following statements of fact are herewith recited:

- (a) The County is authorized and empowered by the provisions of Title 12, Chapter 44 Code of Laws of South Carolina, 1976, as amended (the "Act") to acquire, enlarge, improve, expand, equip, furnish, own, lease, and dispose of properties through which the industrial development of the State of South Carolina will be promoted and trade developed by inducing new industries to locate in the State and by encouraging industries now located in the State to expand their investments and thus utilize and employ manpower and other resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally.
- (b) The Company is considering the acquisition by construction, purchase or lease of facilities and machinery and equipment to be used for the purpose of manufacturing electronic controls and assemblies (the "Project") in the County. The Project will involve an investment of at least Five Million Dollars (\$5,000,000) in new, taxable (fee in lieu of tax) investment within the meaning of the Act, occurring by the end of the fifth (5<sup>th</sup>) year following the year of execution of the Fee Agreement (herein below defined) and a fee in lieu of tax agreement pursuant to the Act, by and between the Company and the County (the "Fee Agreement").
- (c) The Company has requested the County to assist it through the incentive of a payment in lieu of ad valorem taxes as authorized by Section 12-44-10 et seq. of the Act.
- (d) The Company has requested the County to further assist it through the inclusion of the Project (and undeveloped real property) within a multi-county industrial/business park pursuant to Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (the "Park").

(e) The County has given due consideration to the economic development impact of the Project, has found that the Project and the payments in lieu of ad valorem taxes set forth herein are beneficial to the Project and that the Project would benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either; and, that the purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes and that the inducement of the location or expansion of the Project within the County and State is of paramount importance and that the benefits of the Project will be greater than the costs; and, has agreed to effect the issuance and delivery of this Agreement, pursuant to the Act, and on the terms and conditions hereafter set forth.

## ARTICLE II

### UNDERTAKINGS ON THE PART OF THE COUNTY

The County agrees as follows:

Section 2.1. The Project will be constructed or installed by the Company on the sites now owned or hereafter acquired by the Company in the County and will involve a capital expenditure of not less than \$5,000,000 in new, taxable property occurring by the end of the fifth (5<sup>th</sup>) year following the year of execution of the Fee Agreement. The Fee Agreement will contain suitable provisions for acquisition and construction of the project by the Company.

Section 2.2. The Fee Agreement will be executed at such time and upon acceptable terms to the County, as the Company shall request subject to Section 4.2 herein.

Section 2.3. The terms and provisions of the Fee Agreement by and between the County and the Company shall be substantially in the form generally utilized in connection with the Act as agreed upon by the County and the Company. Such Fee Agreement shall contain, in substance, the following provisions:

(a) The term of the Fee Agreement will coincide with the maximum term of the negotiated fee pursuant to the Act, at the time of execution of the Fee Agreement. Thus, the Company shall be allowed and required to invest under and pursuant to the Fee Agreement not less than \$5,000,000 in qualifying fee in lieu of tax investment in the Project by the end of the fifth (5<sup>th</sup>) year after the year of execution of the Fee Agreement with such investment being maintained in accordance with the Act.

(b) The Company will maintain the Project and will (i) keep the Project insured against loss or damage or perils generally insured against by industries or businesses similar to the Company and will carry public liability insurance

covering personal injury, death or property damage with respect to the Project; or (ii) self-insure with respect to such risks in the same manner as it does with respect to similar property owned by the Company; or (iii) maintain a combination of insurance coverage and self-insurance as to such risks.

(c) The Fee Agreement shall provide that, in the performance of the agreements contained therein on the part of the County, any obligations the County may incur for the payment of money shall not create a pecuniary liability of the County nor create a general obligation on its part or by the State of South Carolina or any incorporated municipality, but shall be payable solely from the payments received under such Fee Agreement and, under certain circumstances, insurance proceeds and condemnation awards.

(d) The Fee Agreement shall contain agreements providing for the indemnification of the County and the individual officers, agents and employees thereof for all expenses incurred by them and for any claim of loss suffered or damaged to property or any injury or death of any person occurring in connection with the planning, design, approval, acquisition, construction and carrying out of the Project.

(e) The Fee Agreement shall contain a provision requiring the Company to make payments in lieu of taxes. Pursuant to the Act, such payments shall continue for a period of up to twenty (20) years from the date of the Fee Agreement and each of the annual capital investments made under the Fee Agreement for the first five years, not counting the initial year of the Fee Agreement, and any amendments or supplements to the Fee Agreement to the extent permitted by law and authorized by the County, herein. The amounts of such payments shall be determined by using an assessment ratio of 6%, a fixed millage rate based on the cumulative, combined June 30, 2010 millage rate for the Project site (which the parties believe to be 215.3 mils), and the fair market value for the Project property (which value is not subject to reassessment as provided in the Act) as determined by using original cost for any real property and original cost less allowable depreciation for any personal property in accordance with Title 12, Chapter 37, Code of Laws of South Carolina 1976, as amended.

(f) The County and the Company agree, in accordance with the Act, that the Company may dispose of property subject to fee payments, as set forth in this Section.

(1) When the Company disposes of property subject to the fee, the fee payment must be reduced by the amount of the fee payment applicable to that property, subject to an absolute requirement to invest not less than \$5,000,000 in qualifying fee in lieu of tax investment in the Project, with such investment occurring by the end of the fifth (5<sup>th</sup>) year after the year of execution of the Fee Agreement and being maintained in accordance with the Act.



(2) Property shall be considered disposed of for purposes of this Section only when it is scrapped or sold in accordance with the Fee Agreement.

(3) The Company will be allowed to replace personal property subject to the Fee Agreement to the full extent provided by law.

(g) The County will enter into a Park agreement with a contiguous county and will include the Project, and undeveloped land of the Company in such Park.

Section 2.4. Upon the request of the Company, the County will permit the planning, design, acquisition, construction and carrying out of the Project to commence prior to the execution and delivery of the Fee Agreement. Contracts for construction and for purchase of machinery, equipment and related real and personal property deemed necessary under the Fee Agreement may be let by the Company.

Section 2.5. Oconee County Council agrees that this Agreement constitutes a Millage Rate Agreement, within the meaning of the Act, providing the Company with the cumulative, combined millage rate legally levied and applicable to the Project site on June 30, 2010, which millage rate shall be fixed as to all property subject to the Fee Agreement for the duration of the Fee Agreement.

### ARTICLE III

#### UNDERTAKINGS ON THE PART OF THE COMPANY

Section 3.1. Prior to execution of the Fee Agreement and subsequent to this Agreement, the Company may advance any acquisition or construction funds required in connection with the planning, design, acquisition, construction and carrying out of the Project including any infrastructure and be entitled to subject the constructed or acquired property to the Fee Agreement, to the extent permitted by law.

Section 3.2. The County will have no obligation to assist the Company in finding a bank and the Company may endeavor to finance the Project to the extent required to finance the cost of the acquisition and installation of the Project and the costs of the fee in lieu of tax transaction.

Section 3.3. If the Project proceeds as contemplated, the Company further agrees as follows:

(a) To obligate itself to make the payments required by the Act including, but not limited to, payments in lieu of taxes at rates calculated in accordance with Section 2.3 (e) hereof;

(b) To indemnify, defend, and hold the County harmless from all pecuniary liability and to reimburse it for all expenses to which it might be put in the fulfillment of its obligations under this Agreement and in its negotiation and execution and in the implementation of its terms and provisions;

(c) To perform such further acts and adopt such further proceedings as may be required to faithfully implement its undertakings and consummate the proposed financing;

(d) To apply for, and use its best efforts to obtain, all permits, licenses, authorizations and approvals required by all governmental authorities in connection with the acquisition, construction, operation and use of the Project;

(e) To indemnify, defend and hold the County and the individual directors, officers, agents and employees thereof harmless against any claim or loss or damage to property or any injury or death of any person or persons occurring in connection with the planning, design, approval, acquisition, construction, leasing and carrying out of the Project. The Company also agrees to reimburse or otherwise pay, on behalf of the County, any and all expenses not hereinbefore mentioned incurred by the County in connection with the Project, including the County's attorney fees. This indemnity shall be superseded by a similar indemnity in the Fee Agreement;

(f) To invest not less than Five Million Dollars (\$5,000,000) in new taxable investment in the Project by the end of the fifth (5<sup>th</sup>) year following the end of the year in which the Fee Agreement is executed and maintain such investment in accordance with the Act, or lose the benefits of this Agreement in accordance with the Act for failure to do so.

#### ARTICLE IV

##### GENERAL PROVISIONS

Section 4.1. All commitments of the County under Article II hereof are subject to all of the provisions of the Act and the Home Rule Act, including, without limitation, the condition that nothing contained in this Agreement shall constitute or give rise to a pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing powers of either.

Section 4.2. All commitments of the County and the Company hereunder are mutually dependent, each on the other, and are subject to the condition that the County and the Company agree on mutually acceptable terms and conditions of all documents, the execution and delivery of which are contemplated by the provisions hereof.

Section 4.3. If for any reason this Agreement is not executed and delivered by the Company on or before March 31, 2011 the provisions of this Agreement shall be cancelled and neither party shall have any rights against the other and no third parties shall have any rights against either party except:

(a) The Company will pay the County for all expenses which have been authorized by the Company and incurred by the County in connection with the planning, design, acquisition, construction and carrying out of the Project and for all expenses incurred by the County in connection with the authorization and approval of the Fee Agreement or this Agreement;

(b) The Company will pay the out-of-pocket expenses of officers, agents and employees of the County and counsel for the County incurred in connection with the Project and the preparation and execution of this Agreement and the Fee Agreement, and will pay fees for legal services related to the Project and the negotiation, authorization, and execution of the Fee Agreement and this Agreement.

Section 4.4. The parties understand that the Company may choose not to proceed with the Project, in which event this Agreement shall be cancelled and, subject to parties' obligations described in Section 4.3, neither party shall have any further rights against the other, and no third party shall have any rights against either party.

Section 4.5. To the maximum extent allowable under the Act, the Company may, with the prior consent of the County, which consent will not unreasonably be withheld, assign (including, without limitation, absolute, collateral, and other Assignments) all or a part of its rights and/or obligations under this Inducement Agreement, the Fee Agreement, or any other Agreement related hereto or thereto, to one or more other entities which are "Related Parties" within the meaning of the Internal Revenue Code without adversely affecting the benefits to the Company or its Assignees pursuant to any such Agreement or the Act.



IN WITNESS WHEREOF, the parties hereto, each after due authorization, have executed this Inducement Agreement on the respective dates indicated below.

OCONEE COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman of County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth G. Hulse, Clerk to County Council  
Oconee County, South Carolina

Dated: November 9, 2010

PROJECT LSSSD

By: \_\_\_\_\_

Date: November \_\_\_\_, 2010

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE 2010-01**

**AN ORDINANCE TO AMEND THE OCONEE COUNTY COMPREHENSIVE PLAN.**

**WHEREAS**, pursuant to the requirements established in Title 6, Chapter 29 (the “Act”) of the South Carolina Code of Laws, 1976, as amended (the “Code”), the Oconee County Council (the “County Council”) by Ordinance (Ordinance 2004-25) adopted on November 30, 2004, a Comprehensive Plan (the Plan); and,

**WHEREAS**, the Code requires local planning commissions to review comprehensive plans no later than every 5 years, and update them no later than every 10 years; and,

**WHEREAS**, the Oconee County Planning Commission (the Commission) initiated a review of the Plan in 2008; and,

**WHEREAS**, the Commission invited input from all citizens and interested parties; and,

**WHEREAS**, the review process included a series of community meetings, stakeholder discussions, and other opportunities for members of the public to offer input; and,

**WHEREAS**, the Commission duly considered all comments and other forms of public input in developing a series of proposed changes to the adopted Plan; and,

**WHEREAS**, the Commission made recommendation of these proposed changes to County Council; and,

**WHEREAS**, after considering the Commission’s recommendations, public input, and other pertinent factors, County Council deems it appropriate and necessary to amend and update the Plan;

**NOW, THEREFORE**, it is hereby ordained by Oconee County Council, in meeting duly assembled, that:

1. The Oconee County Comprehensive Plan be amended to read as set forth in **Exhibit A**, which is attached hereto and hereby incorporated by reference as fully as if set forth verbatim herein.
2. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
3. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

**ORDAINED** in meeting, duly assembled, this 9<sup>th</sup> day of November, 2010..

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman, County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth G. Hulse, Clerk to County Council  
Oconee County, South Carolina

First Reading:	January 19, 2010 [in title only]
Second Reading:	September 7, 2010
Public Hearing:	October 19, 2010
Third Reading:	November 9, 2010



# Comprehensive Plan

## Goals

- Population Element
- Natural Resource Element
- Cultural Resource Element
- Community Facilities Element
- Housing Element
- Economic Development Element
- Land Use Element
- Transportation Element
- Priority Investment Element

First Reading : January 19, 2010

Second Reading: September 7, 2010

Public Hearing: October 19, 2010

Adopted: November 9, 2010





## Goals

This section contains the goals established by this Comprehensive Plan, which are based on the needs and desires set forth in the various elements. Each broad goal is supported by constituent objectives that address those identified needs, with appropriate strategies designed to ensure a successful outcome. It should be noted that specific objectives and strategies stemming from priorities established in more than one element have been appropriately stated to accomplish the desired results expressed in all elements (the elements to which each objective applies is noted). In addition, the county agencies deemed responsible for monitoring and facilitating the success of the effort are also named, as well as a timeline considered sufficient for completion.

## Goal # 1

# Preserve, protect, and enhance the quality and quantity of Oconee County's natural resources.

*Objective 1: Work to guarantee adequate water distribution systems for present and future economic development in Oconee County.*

Applicable Elements: Community Facilities; Economic Development

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the county.	Planning Commission; County Council	2012
2. Partner with municipalities in inventorying current condition of their water infrastructure systems to determine ability to accommodate future growth.	Infrastructure Advisory Commission; Planning Commission; County Council	Ongoing
3. Work to develop agreements with water providers to coordinate with County on a plan provide for required fire protection for new development.	Emergency Services Commission; Planning Commission; County Council	2012

***Objective 2: Improve and expand wastewater treatment within Oconee County.***

Applicable Elements: Community Facilities; Economic Development

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Expand sewer service throughout areas designated by the Land Use Element as primary areas of development, while implementing appropriate limits needed to avoid negative impacts on sensitive areas.	Planning Commission; County Council	Ongoing
2. Implement requirements for all developer-initiated sewer expansions to be configured with sufficient capacity to allow existing and future affected property owners to connect to the proposed line.	Planning Commission; County Council	2012
3. Work with neighboring counties when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	Planning Commission; County Council	Ongoing
4. Partner with municipalities and Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	Infrastructure Advisory Commission; Planning Commission; County Council	Ongoing
5. Establish partnership(s) with regional, state, and federal agencies to find funding sources for wastewater treatment needs.	Planning Commission; County Council	Ongoing
6. Study and establish increased access to sanitary boat dump stations on area lakes.	Parks, Recreation, Tourism Commission; Planning Commission; County Council	2013

***Objective 3: Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.***

Applicable Elements: Population; Natural Resources; Economic Development; Land Use

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Study and evaluate options available to jurisdictions designated by EPA to establish storm water management programs, identifying those attributes desirable for an Oconee County program.	Planning Commission; County Council	2011
2. Work with state and federal agencies as required to create necessary components of storm water program, when possible, through a phased approach that will lessen impact of meeting mandates.	Planning Commission; County Council	2011
3. Support regional efforts to protect watersheds.	Planning Commission; County Council	Ongoing



***Objective 4: Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.***

Applicable Elements: Population; Natural Resources; Economic Development; Land Use

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Work with state and federal agencies to establish a comprehensive network of water monitoring stations in Oconee County watersheds.	Planning Commission; County Council	2014
2. Establish accurate 7Q10 rating for all water basins in Oconee County.	Planning Commission; County Council	2014
3. Develop a county-wide water usage plan that defines water conservation practices for both normal and drought conditions, and insures that all users share equally in restrictions during drought conditions.	Planning Commission; County Council	2012
4. Partner with both public and private entities to develop a county-wide education program designed to promote water conservation.	Planning Commission; County Council	2012
5. Study and evaluate the impact of Oconee County's water supply on ISO ratings, and the resulting cost of fire insurance, seeking to identify opportunities for better ratings.	Emergency Services Commission; Planning Commission; County Council	2012
6. Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	Planning Commission; County Council	Ongoing

***Objective 5: Preserve, protect and enhance Oconee County’s environmentally sensitive lands, unique scenic views, agrarian landscapes, and topographic features.***

Applicable Elements: Natural Resources; Land Use

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Encourage use of “Best Management Practices” in farming and forestry operations.	Planning Commission; County Council	Ongoing
2. Work to partner with public and private entities in developing a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist.	Planning Commission; County Council	2014
3. Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of forests and farmland.	Planning Commission; County Council	Ongoing

***Objective 6: Promote partnerships and voluntary conservation easements to preserve significant lands and scenic areas under pressure.***

Applicable Elements: Natural Resources; Land Use; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Establish a county conservation bank to provide for the transfer of development rights and/or conservation easements to protect rural lands, sensitive areas, and significant natural resources.	County Council	2011
2. Identify and establish various funding sources for the county conservation bank identified above; these may include grants, corporate gifts, a percentage of development permit fees, and annual revenue designations.	County Council	2011
3. Provide appropriate assistance from county departments and agencies in efforts to identify and preserve historic structures, significant lands, and scenic areas.	Planning Commission; County Council	Ongoing

## Goal #2

**Identify, develop and utilize all tools and funding sources necessary to meet the present and future economic development needs of Oconee County.**

*Objective 1: Continue support of a comprehensive planning process to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.*

Applicable Elements: Population; Natural Resources; Cultural; Housing; Community Facilities; Economic Development; Land Use; Transportation; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Review and update the various components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in state regulations.	Planning Commission; County Council	Ongoing
2. Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	Planning Commission; County Council	Ongoing

*Objective 2: Review, update, and adopt the Infrastructure Master Plan.*

Applicable Elements: Economic Development; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Review and update the Infrastructure Master Plan, insuring that those steps identified provide for the future growth in the county and limit damage to sensitive areas and resources.	Economic Development Commission; Planning Commission; County Council	2011
2. Adopt and implement the Infrastructure Master Plan.	County Council	2011
3. Utilizing the elements of the Infrastructure Master Plan as a guide, work to establish a sustainable infrastructure upgrade and maintenance program	Economic Development Commission; Planning Commission;	Ongoing

supported by a steady revenue stream.	County Council	
---------------------------------------	----------------	--

***Objective 3: Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County’s citizens.***

Applicable Elements: Population; Community Facilities; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Seek partnerships with other agencies, municipalities, and private industry to eliminate unnecessary redundancy in facilities and services.	Planning Commission; County Council	Ongoing
2. Maintain a Capital Projects Plan with specifics on estimated costs for upgrades and replacements, with timeframes for getting new estimates.	Planning Commission; County Council	Ongoing

***Objective 4: Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.***

Applicable Elements: Community Facilities; Economic Development; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Identify and work to establish alternative revenue sources such as special tax districts and local option sales taxes.	Planning Commission; County Council	Ongoing
2. Adopt appropriate development impact fees to offset some of the cost of infrastructure and public services.	Planning Commission; County Council	2012
3. Broaden utilization of grant monies to assist with capital projects.	County Council	Ongoing
4. Seek to establish public-private partnerships, user-based fees, and other revenue sources to help fund infrastructure.	County Council	Ongoing
5. Work with state and federal leaders to change formulas for state and federal funding that use Census figures that fail to account for the large percentage of non-resident property owners.	County Council	Ongoing

***Objective 5: Create and/or update plans for specific priorities.***

Applicable Elements: Population; Natural Resources; Cultural; Housing; Community Facilities; Economic Development; Land Use; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Review and update the Community Facilities Plan, amending it to reflect the impact of recent growth and the needs of the aging population.	Planning Commission; County Council	2012
2. Partner with municipalities to develop coordinated 5- and 10- year Economic Development Plans.	Economic Development Commission; Planning Commission; County Council	2014
3 Update and adopt the 2004 Infrastructure Master Plan.	Economic Development Commission; Planning Commission; County Council	2011
4. Evaluate, amend, and implement recreation plans, as necessary.	Parks, Recreation and Tourism Commission; County Council	Ongoing

***Objective 6: Complete and properly maintain Oconee County’s Geographic Information System (GIS).***

Applicable Elements: Population; Natural Resources; Cultural; Housing; Community Facilities; Economic Development; Land Use; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Complete digitization of parcel data, and implementation and integration of Tax Assessor’s CAMA system.	County Council	2011
2. Expand public access to GIS, emphasizing the accuracy of data collected, usability of mapping website, and the maintenance of data collected.	County Council	Ongoing
3. Establish and maintain a GIS administrative structure that not only promotes efficient service for county agencies, but also serves the mapping needs other public and private entities.	County Council	2010



***Objective 7: Continue to actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents.***

Applicable Elements: Population; Economic Development

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Work with state and federal agencies to attract agribusiness-related grants and revenue sources, and support efforts to establish pilot programs related to new agricultural technologies and products.	Planning Commission; County Council	Ongoing
2. Provide appropriate assistance to expand non-traditional and specialty agribusiness opportunities.	County Council	Ongoing
3. Continue partnerships in regional economic development recruitment efforts.	Economic Development Commission; Planning Commission; County Council	Ongoing
4. Partner with area colleges and universities to expand local technical training facilities.	Economic Development Commission; Planning Commission; County Council	Ongoing
5. Develop sustainable funding mechanism to maintain availability of structures adequate for the needs of modern industry; this may include, but is not limited to, expansion of revenues designated to economic development, public-private partnerships, and grants.	Economic Development Commission; County Council	Ongoing
6. Ensure that all governmental actions be considerate of racial, religious, and cultural groups that comprise Oconee County's population.	County Council	Ongoing

## Goal #3

**Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County's traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.**

*Objective 1: Encourage development in a way that protects and preserves our natural resources.*

Applicable Elements: Population; Natural Resources; Cultural; Housing; Community Facilities; Economic Development; Land Use; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Review and update existing land use regulations as needed, to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	Planning Commission; County Council	Ongoing
2. Develop reasonable regulations regarding the development of steep slope areas.	Planning Commission; County Council	2011
3. Establish green space/open space requirements for new developments.	Planning Commission; County Council	2011
4. Establish strategies and adopt measures necessary to create the framework for the efficient implementation of erosion and sediment control regulations.	Planning Commission; County Council	2011
5. Support efforts to educate public in the use of best management practices for construction sites.	Planning Commission; County Council	Ongoing
6. Consider, and possibly adopt, regulatory components of a program to expand the natural vegetative buffer requirement to all lake front properties; this may or may not include provisions for increasing the size of the buffer to 50 feet.	Planning Commission; County Council	2013
7. Establish a mitigation program for littered and unsafe properties, utilizing funding from alternative funding sources such as state and federal grants, or possibly specialized tax levies.	Planning Commission; County Council	2012

***Objective 2: Manage development in a manner that ensures our natural resources and lifestyle serve to enhance a sustainable economic prosperity.***

Applicable Elements: Population; Natural Resources; Cultural; Housing; Community Facilities; Economic Development; Land Use; Transportation; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Utilize the countywide zoning process to plan appropriate development and protect special areas through rezonings and overlays.	Planning Commission; County Council	Ongoing
2. Work to manage urban/suburban development in Oconee County to insure adequate infrastructure is in place to support balanced growth in primary growth areas, while limiting urban sprawl and protecting those areas deemed special.	Planning Commission; County Council	Ongoing
3. Identify potential county industrial sites in appropriate areas, and work with public and private entities to secure funding to purchase select properties for potential projects within prime industrial areas.	Economic Development Commission; Planning Commission; County Council	Ongoing
4. Promote a diverse economy that includes a mix of employment sectors, including ecotourism, to insure Oconee County remains economically competitive.	Economic Development Commission; Planning Commission; County Council	Ongoing

## Goal #4

**Manage our community facilities, infrastructure, and public resources in a manner that ensures both the existing population and future generations may enjoy the benefits and economic opportunities that make Oconee County an attractive and affordable place to live.**

*Objective 1: Seek local, state, and federal funding support in efforts to expand and enhance educational opportunities for Oconee County residents.*

Applicable Elements: Community Facilities; Economic Development

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Expand coordination of planning efforts with School District of Oconee County to ensure decisions related to school projects are made with the most complete information available, to include all issues related to infrastructure, accessibility, and traffic planning.	Planning Commission; County Council	2011
2. Continue to look for opportunities to support and enhance job training, education, and adult back-to-school programs by fostering ties with area universities and vocational technical colleges; this may include promoting the development of satellite programs for better access by local residents.	Economic Development Commission; Planning Commission; County Council	Ongoing
3. Provide the School District of Oconee County appropriate assistance in efforts to enhance and upgrade education.	County Council	Ongoing
4. Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure and the location of schools.	Library Board; Planning Commission; County Council	Ongoing

***Objective 2: Promote and enhance access to affordable housing through both public and private cooperation.***

Applicable Elements: Population; Housing; Economic Development; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Create a Housing Task Force, non-profit housing agency, or Trust which would analyze regulatory barriers and seek market-based incentives to promote affordable housing.	Planning Commission; County Council	2011
2. Review and amend land development and subdivision regulations as needed to provide incentives to promote the development of high-quality, low-cost housing.	Planning Commission; County Council	2012
3. Work with state and local government to find funding sources, such as growth management infrastructure grants, to assist public and private entities seeking funds to develop and rehabilitate high-quality, low-cost housing.	Planning Commission; County Council	Ongoing
4. Work with local, state, and federal agencies to reduce barriers to affordability; this may include one-stop permitting, pre-approved affordable housing plans, and payback mechanisms for upgrades to infrastructure.	Planning Commission; County Council	Ongoing
5. Adopt and enforce substandard housing regulations needed to ensure health and safety; this may include the adoption of the International Property Maintenance Code.	Planning Commission; County Council	2011



***Objective 3: Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.***

Applicable Elements: Community Facilities; Economic Development; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Study options and develop long-range solution for the County’s solid waste needs; these may include, but are not limited to, constructing an in-county landfill, partnering with other jurisdictions in developing a regional landfill, or the continuation of long-term contracts with outside parties.	Planning Commission; County Council	2011
2. Seek to partner in the development of a solid waste research facility at a regional landfill.	Planning Commission; County Council	Ongoing
3. Identify and construct additional construction and demolition landfill sites within the county.	Planning Commission; County Council	2014
4. Work to reduce the volume of solid waste through increased recycling and composting.	Planning Commission; County Council	Ongoing
5. Seek out innovative and alternative technologies that not only provide for a long-term solution to current and projected solid waste needs, but may also be used in the future to mitigate and reclaim closed facilities.	Planning Commission; County Council	Ongoing
6. Seek and establish appropriate uses for closed landfill areas, which may include, but will not be limited to, the establishment of solar power generation facilities and appropriate recreation facilities.	Planning Commission; County Council	2014

***Objective 4: Regularly review public safety needs and enhance facilities as required.***

Applicable Elements: Community Facilities; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	Emergency Services Commission; Planning Commission; County Council	Ongoing
2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	Emergency Services Commission; County Council	Ongoing
3. Coordinate local public safety planning and activity with regional, state, and federal agencies.	Emergency Services Commission; Planning Commission; County Council	Ongoing
4. Seek to partner with private entities in the development of emergency satellite facilities and specialized response equipment.	Emergency Services Commission; Planning Commission; County Council	Ongoing

***Objective 5: Continue to monitor closely Oconee County’s compliance with state and federal air-quality standards, adopting and maintaining reduction strategies as necessary.***

Applicable Elements: Natural Resources; Housing; Land Use

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Monitor results of current and future radon research.	Planning Commission	Ongoing
2. Partner with Home Builder’s Association and other stakeholders to develop a radon response program; this may include, but is not limited to, an educational component that provides information related to both the cost-savings and potential health benefits of incorporating a radon-mitigation option in early construction stages, or the adoption of new standards requiring proven mitigation methods.	Planning Commission; County Council	2012
3. Amend and adopt standards as necessary to maintain compliance with the Clean Air Act.	Planning Commission; County Council	Ongoing

***Objective 6: Work to address the age-related problems that may arise among Oconee County’s aging population, particularly focusing on issues not adequately dealt with by state and federal efforts.***

Applicable Elements: Population; Community Facilities; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Review and upgrade county-owned medical/residential/nursing care facilities as needed.	County Council	Ongoing
2. Support municipalities in efforts to establish public transportation, seeking ways to expand into various parts of the unincorporated areas as appropriate.	Planning Commission; County Council	Ongoing
3. Continue to explore ways to increase the efficiency of emergency medical services throughout the county.	Emergency Services Commission; County Council	Ongoing
4. Seek partnerships with public and private entities to study age-related issues, particularly as they relate to potential impacts on Oconee County.	County Council	Ongoing

***Objective 7: Upgrade and maintain the county road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the county.***

Applicable Elements: Population; Community Facilities; Economic Development; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Develop an ongoing systematic road maintenance and upgrade program based on a steady revenue sources.	Road Department; Planning Commission; County Council	2012
2. Develop and maintain a priority road upgrade list that not only considers existing traffic ‘bottlenecks’ and other sources of trouble, but also reasonably anticipates those expected to emerge in the coming decade.	Road Department; Planning Commission; County Council	2012
3. Consider and adopt appropriate traffic management tools and techniques that utilize concepts such as limiting the number of curb cuts in high-traffic areas.	Road Department; Planning Commission; County Council	Ongoing
4. Prioritize evaluation of all roads lying within primary development areas shown on the Future Land Use Map.	Road Department; Planning Commission; County Council	Ongoing
5. Continue to require developers to provide traffic studies to determine if a road must be upgraded to safely handle increased traffic loads and to cover the costs of road upgrades when necessary.	Road Department; Planning Commission; County Council	Ongoing
6. Enhance communication with local and state D.O.T. staff and projects.	Road Department; Other County Staff	Ongoing

***Objective 8: Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.***

Applicable Elements: Population; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Promote and assist in the establishment of commuter parking lots to help encourage car pooling, and decrease traffic congestion.	Planning Commission; County Council	Ongoing
2. Continue to partner with Clemson Area Transit (CAT) in keeping existing services, while looking for other opportunities to expand public transportation, to include, but not be limited to, van services and other non-traditional forms of mass transit.	Planning Commission; County Council	Ongoing
3. Seek and secure methods of expanding transportation in remote areas for clients of facilities such as DSS, hospitals, medical complexes, government facilities, and parks.	County Council	Ongoing
4. Support efforts to establish a high-speed rail stop in Clemson, SC and/or Toccoa, Georgia.	Planning Commission; County Council	Ongoing
5. Seek and establish appropriate methods of mass transit that will promote and enhance tourism; these may include, but are not limited to, water taxis, tour boats, and other modes of transport that allow tourists and residents to enjoy natural resources without dramatically increasing traffic.	Mtn. Lakes Conv. & Visitors Bureau; Parks, Recreation and Tourism Commission; County Council	Ongoing

***Objective 9: Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation, and to promote ecotourism opportunities.***

Applicable Elements: Natural Resources; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Develop standards that encourage developers to incorporate sidewalks and bicycle trails into subdivision developments.	Planning Commission; County Council	2013
2. Seek grants for creating nature trails, sidewalks, bicycle lanes, and other tools designed to make communities more walkable, reduce vehicle traffic, and improve safety for pedestrians and cyclists.	County Council	Ongoing
3. Upgrade county-maintained parks and recreational facilities to encourage and promote ecotourism opportunities.	Parks, Recreation and Tourism Commission; County Council	Ongoing



***Objective 10: Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.***

Applicable Elements: Community Facilities; Economic Development; Transportation; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Complete ongoing expansion of runway length and upgrade of instrument landing system.	Aeronautics Commission; County Council	2014
2. Construct planned future upgrades, to include relocation of roads, strengthening of runway, as well as any other necessary components as funding becomes available.	Aeronautics Commission; County Council	2014
3. Construct additional hangar space as needed to accommodate anticipated demand.	Aeronautics Commission; County Council	Ongoing
4. Develop ongoing capital improvements program aimed at upgrading facility to attract additional employers and potential occupants of business parks within the county.	Aeronautics Commission; County Council	2014
5. Seek and establish ways to utilize airport to foster partnerships with Clemson University	Aeronautics Commission; County Council	Ongoing

***Objective 11: Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.***

Applicable Elements: Population; Community Facilities; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Review and update Community Facilities Plan, amending to reflect impact of recent growth and development and needs of aging population.	Planning Commission; County Council	2013
2. Utilize Capital Improvements Plan to systematically construct and upgrade facilities identified in Community Facilities Plan.	Planning Commission; County Council	Ongoing
3. Look for alternative to tax payer financing of projects such as private partnerships, user based fees, etc.	County Council	Ongoing

## Goal #5

**Expand appreciation for the arts, cultural heritage, significant natural features, and historic treasures in a manner that both enhances our lifestyle and promotes sustainable economic prosperity.**

*Objective 1: Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.*

Applicable Elements: Population; Cultural; Community Facilities; Priority Investment

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>
1. Seek partnerships and other forms of assistance for the School District of Oconee County in supporting the arts.	Parks, Recreation, Tourism Commission; County Council	Ongoing
2. Support local festivals and entertainment events that promote the heritage of the region; this may include, but not be limited to, grants and other appropriate forms of financial assistance.	Parks, Recreation, Tourism Commission; County Council	Ongoing
3. Seek to expand role of the Oconee County Heritage Museum in documentation and preservation of local cultural and historical treasures; this may include, but not be limited to, funding of facility upgrades, establishment of various programs and partnerships aimed at promoting specific resources, and addition of staff positions.	Parks, Recreation, Tourism Commission; County Council	Ongoing
4. Support high quality library facilities, programs, and services that enhance, enrich, entertain, and educate our diverse and growing population and present opportunities for life-long learning and the exchange of culture	Library Board County Council School District	Ongoing

***Objective 2: Conserve and protect features of significant local, regional and national interest, such as scenic highways, state parks, and historic sites and expand efforts to promote them for tourism.***

Applicable Elements: Natural Resources; Cultural; Land Use; Priority Investment

Strategies for Success	Agencies Responsible	Timeframe for Completion
1. Seek to insure the preservation and protection of sites and facilities currently listed on historic registers in Oconee County; this may include, but is not limited to, the development of partnerships to assist in the purchase of development rights, and adoption of standards governing future alterations.	Parks, Recreation, Tourism Commission; Planning Commission; County Council	Ongoing
2. Study and identify any additional cultural and historic properties worthy of consideration on historic registers.	Parks, Recreation, Tourism Commission; Planning Commission; County Council	2012
3. Provide assistance to local historical and cultural groups in efforts to obtain funding to study, maintain and manage Oconee County historical sites.	County Council	Ongoing
4. Update and maintain GIS data and maps that can be printed and/or displayed on the county website, to provide the public with information on the location of historical and cultural sites.	Parks, Recreation, Tourism Commission; Planning Commission; County Council	2013
5. Provide appropriate financial and technical support to the development of the Southern Appalachian Farmstead Project currently underway in conjunction with the U.S. Forest Service and other governmental entities.	Parks, Recreation, Tourism Commission; County Council	2014
7. Review and adopt appropriate standards aimed at maintaining the state ‘Scenic Highway’ designation for SC Highway 11 and other routes; such standards may be based on adopted Scenic Hwy Corridor Plans or best practices, and may include the designation of the route as a County Scenic Highway.	County Scenic Highway Committee; Parks, Recreation, Tourism Commission; Planning Commission; County Council	2013
8. Review and update adopted regulations as needed to ensure all cultural, historical, and natural resources receive the protection necessary to remain a viable component of our lifestyle, as well as playing a role in an expanding tourism economic sector.	Parks, Recreation, Tourism Commission; Planning Commission; County Council	Ongoing



# Population Element

## Overview

This element examines the demographic and socioeconomic trends of Oconee County. Among the various factors considered are age, gender, race, educational attainment, and income level. When appropriate, comparisons were made with similar attributes from other counties of Upstate South Carolina. Projections of future trends and impacts, as well as statements of goals and policy recommendations based on the expressed wishes of the citizens of Oconee County, are included in this element.

Oconee County's population has continued to increase since the adoption of the 2004 Comprehensive Plan. As a result, existing plans and strategies related to providing services for Oconee's citizens need to be evaluated in an ongoing manner to insure they adequately meet the needs of the growing population. The demand for services increases as the population grows. If we are not prepared for this, existing systems will become stressed and quality will decrease. Naturally, in a perfect world, funds used to provide and maintain services should increase at the same time to meet the demands of the population. In reality, however, we will have to do the best we can with what is available. Therefore, Oconee County will need to analyze and evaluate the most pressing needs of the population, the services they require, and find ways of doing more with what is available.

## Continued Changes

By looking at the changes in demographic and social trends that have occurred in the past five years we can assemble a picture of Oconee County's current population that will serve as a guide in making decisions to help make Oconee County a better place for all its citizens. It should be noted, however, that much of the information used to create the picture is taken from estimates based on the 2000 Census. The 2010 Census is currently underway, and updated data pertaining to Oconee County will be available at the conclusion of the count. Trends indicated by the latest census estimates coincide with what one can see traveling throughout the County day to day. Oconee County's growth is expected to continue.

Another factor that influences issues related to the County's population is the number of residents who do not call Oconee County home, but may own land, have a second home (or 3<sup>rd</sup> or 4<sup>th</sup>), or may be employed in the county, but live elsewhere. This category of individuals has, in one way or the other, a stake in the County, and places demands on services. As a result of the nature of development that occurs in Oconee County, particularly near the lakes, this category is of greater concern for us than most of our neighbors.

Therefore, even though the Census Bureau provides a reliable look at population as compared to other regions, it does not give a comprehensive picture of the way that population influences Oconee County. To compensate for this fact, as one examines the trends in population, they should keep in mind that Oconee County has a significant group of individuals that, while their primary residence is elsewhere, is invested in the success of our area nonetheless.

### Population Trends and Components of Change

The 2000 Census showed the population of Oconee County to be 66,215, a figure reflecting a trend of growth established decades earlier. See Table P-1.

**Table P-1**

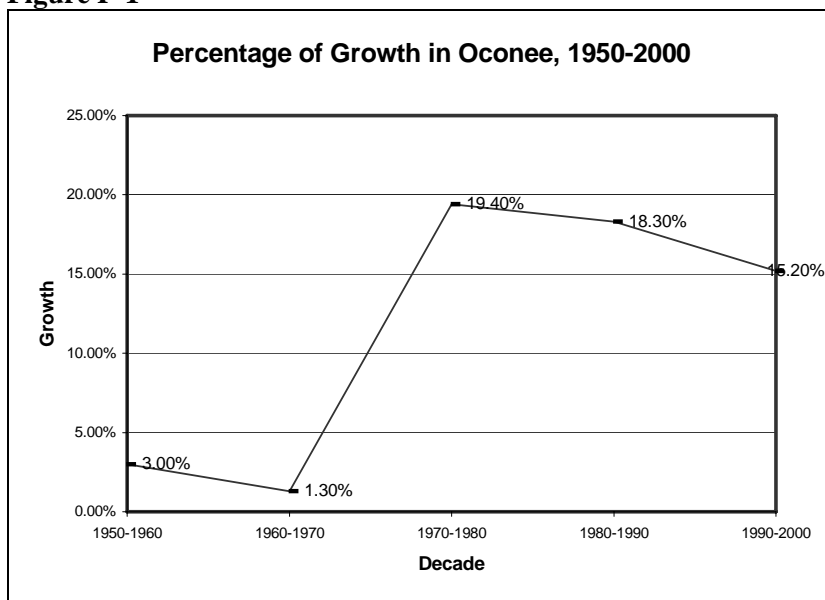
<b>Oconee County Population 1950-2000</b>					
<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
39,050	40,204	40,728	48,611	57,494	66,215

Source: U.S. Census Bureau

During the half century covered by Table P-1, Oconee’s population grew by approximately 70%. A close inspection of the data indicates, however, that between 1950 and 1970 the population increased by only 4.1%. It was only after 1970 that dramatic changes occurred, with the county’s population growing approximately 63% during the next 3 decades!

Figure P-1 graphically illustrates the county’s rate of growth during each decade in the last half of the 20<sup>th</sup> century.

**Figure P-1**



Source: U.S. Census Bureau

Oconee County's population continued to grow in the years between the 2000 Census and 2004. According to information from the South Carolina Office of Research and Statistics, the estimated population of Oconee County on July 1, 2002 was 67,918, reflecting an increase of approximately 2.5% during the first two years of the new century.

Estimates from the Census Bureau indicate that the population is continuing to increase. The graph titled "Population Estimates for Oconee" (Figure P-2) shows that the population growth is increasing at a steady rate. The Census Bureau has begun preparations for the 2010 census. County staff participated in verifying and updating the Census address list to provide the most up-to-date and accurate information possible. Preliminary findings indicate that 2010 Census may show a dramatic increase in population.

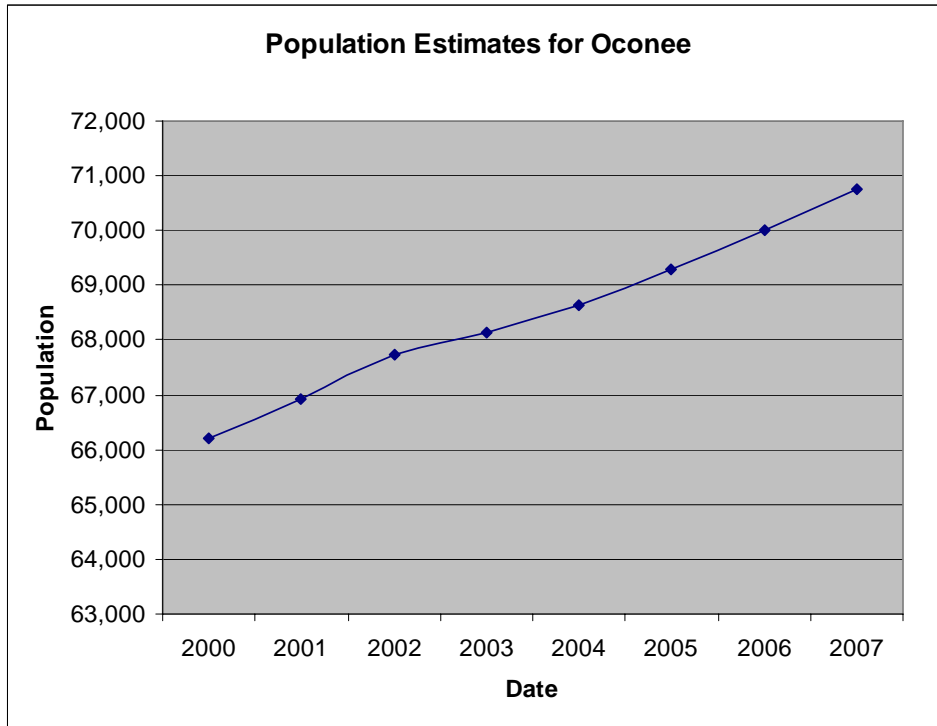
Oconee's population increase is a result of a number of factors, not the least of which is the national shift in population to the Coast and to the South. As a result, we are fast losing our ties or loyalty to a particular place. Computers and wireless technology have allowed us to be connected to 'home' from thousands of miles away. For many, as they get closer to retirement age, with children often living in other states, they begin to look at moving to a warmer climate where the cost of living is lower, and this trend is expected to continue.<sup>1</sup> The 2004 Comprehensive Plan shows that the majority of growth was a result of an ever-increasing retirement community moving to the area. With the nation aging, we can expect that many of them will choose Oconee County.

Another factor that is and will continue to influence the County is shortening of the time it takes to commute to Atlanta and Greenville. As these cities continue to sprawl out, Oconee's beauty and quality of life get closer and closer. What was once a two-hour drive to the metro areas now only takes 45 minutes to an hour. Preparation and careful planning to meet the needs of an ever increasing and aging population will be vital to the health of the County as a whole.

---

<sup>1</sup> Munro, Jenny. *Boomers urged to plan for assisted living*. Business Writer. September 3, 2008.

**Figure P-2**



Source: U.S. Census Bureau

We expect that the 2010 Census will confirm the trend seen above.

### Regional Population Change

Table P-2 (below) compares Oconee County's change in population between 1990 and 2000 to rates experienced by various counties across upstate South Carolina. The second column compares the 2000 Census numbers to the 2007 estimates.

**Table P-2**

Comparison of Population Change 1990-2000 in Selected South Carolina Counties		Comparison of Population Change 2000 census and the 2007 estimates
County	Percent Change	Percentage Change
Oconee	15.2%	6.9%
Abbeville	9.7%	-2.7%
Anderson	14.2%	8.6%
Cherokee	18.0%	2.8%



Greenville	18.6%	12.8%
Greenwood	11.3%	3.0%
Laurens	19.7%	0.0%
Pickens	18.0%	4.7%
Spartanburg	11.9%	8.6%
Union	-1.5%	-7.1%
Total South Carolina	15.1%	9.9%

Source: U.S. Census Bureau

Table P-2 reveals that Oconee County's growth rate during this period, although not quite as high as in the two previous decades, was still three percentage points under the State average. In fact, most upstate counties experienced strong growth, although Union, Laurens, and Abbeville Counties experienced declines. The largest percentage increase was in Greenville County. Oconee's growth, though not as drastic as in the previous decade, was still strong at approximately 6.9 %.

### Components of Change

Table P-3 illustrates the components of the change in Oconee County's population between 1990 and 2000. By examining the rates of birth, death, and migration, it is possible to identify the major factors driving population increases and decreases.

**Table P-3**

<b>Components of Population Change in Upstate South Carolina, 1990-2000</b>							
County	Total Change	Number of Births	Number of Deaths	Total Natural Increase (Births + Deaths)	Percent of Total Change Due to Natural Increase (%)	Net Migration	Percent of Total Change Due to Migration (%)
Oconee	8,721	7,629	5,716	1,913	21.9	6,808	78.1
Abbeville	2,305	3,262	2,349	913	39.6	1,392	60.3
Anderson	20,563	20,815	15,173	5,642	27.4	14,921	72.6
Cherokee	8,031	6,889	4,602	2,287	28.5	5,744	71.5
Greenville	59,489	49,278	29,017	20,261	34.1	39,228	65.9
Greenwood	6,704	9,158	6,377	2,781	41.5	3,923	58.5
Laurens	11,435	8,258	6,660	1,598	14.0	9,837	86.0
Pickens	16,861	12,660	8,082	4,578	27.2	12,283	72.8
Spartanburg	26,998	33,040	23,536	9,504	35.2	17,494	64.8
Union	-456	3,897	3,566	331	---	-787	---

Source: U.S. Census Bureau

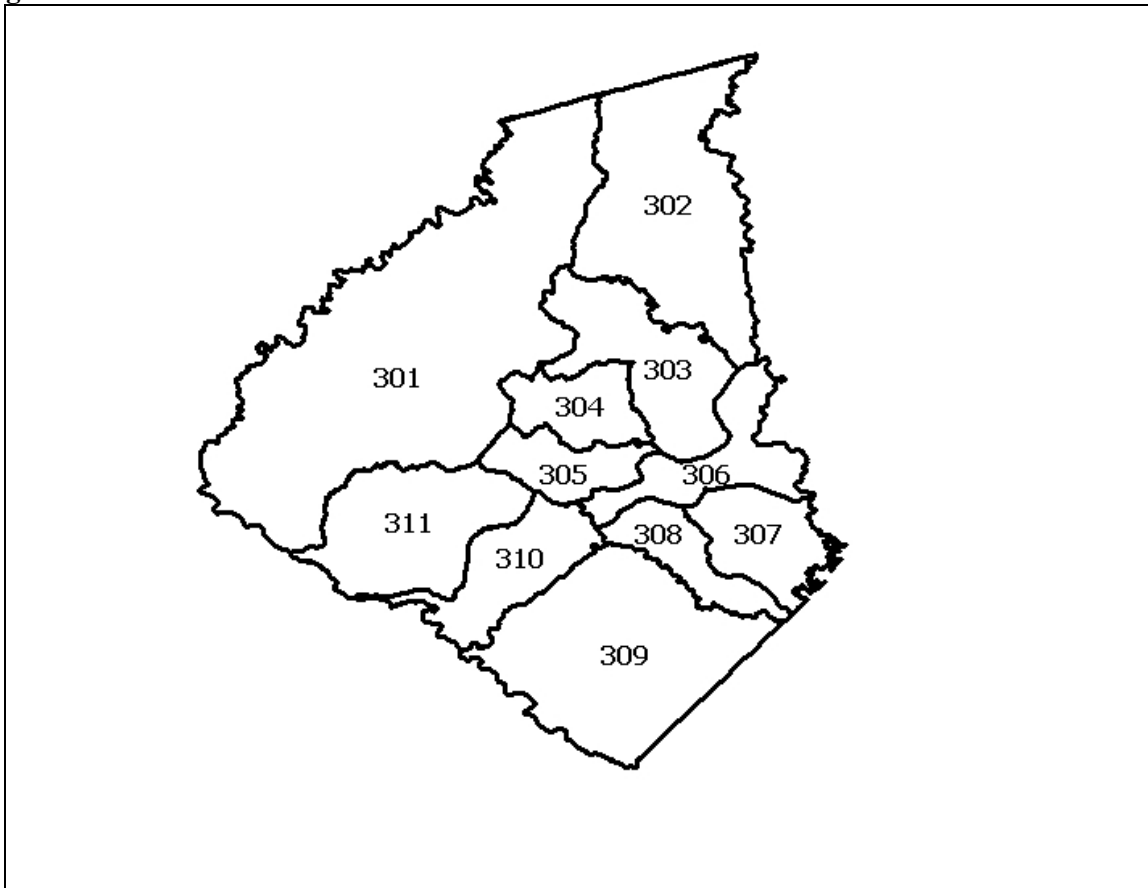
In the decade between 1990 and 2000, the inflow of new residents from other areas accounted for more than ¾ of Oconee County's population change. This places Oconee County near the top of the region in increase due to migration.

### Growth by Census Tract

Because population density typically varies from area to area within any given county, the U.S. Census Bureau uses a system of dividing counties into statistical subdivisions, called census tracts. Generally, these tracts are areas that contain between 1,000 and 8,000 people; a tract containing 4,000 people is considered ideal. Over time, as population levels increase or decrease, tract boundaries are subject to change, but because tract limits generally follow established features, such as major landmarks, geographic features, or political boundaries, most are considered stable features. Therefore, while tract boundaries may occasionally be adjusted to accommodate drastic population changes, most typically remain fixed for a number of counts. (U.S. Census Bureau)

Oconee County contains eleven separate census tracts, each of which has a numerical designation between 301 and 311. Figure P-3 illustrates the location of these divisions.

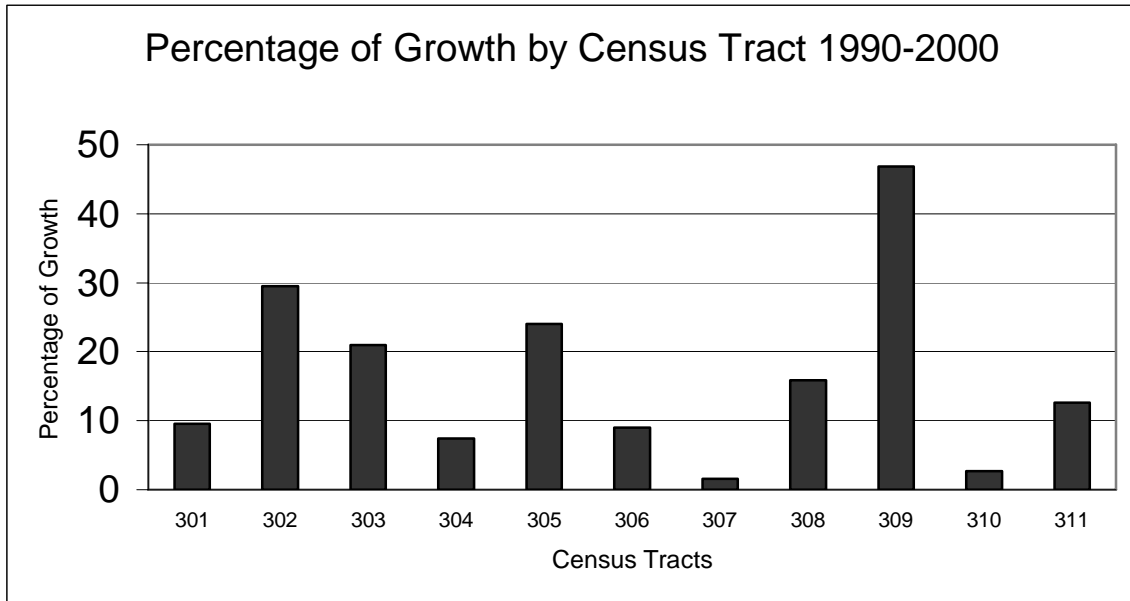
**Figure P-3**



Source: U.S. Census Bureau

Figure P-4 illustrates the percentage of growth experienced by the areas within each census tract between 1990 and 2000.

**Figure P-4**



Source: U.S. Census Bureau

By comparing the map in Figure P-3 to the chart in Figure P-4 it is possible to determine the geographic areas of the county that experienced the strongest growth between 1990 and 2000. For example, Tract 309, traditionally one of the county’s prime agricultural areas, experienced the most intense growth due to the conversion of farmland into residential tracts. The next highest level was seen in Tract 302, which lies in northeastern Oconee County near Lake Keowee. This area is particularly attractive to retirees from other regions, with many having chosen Lake Keowee as the site of their “dream home”. In fact, this area is now the sight of a number of exclusive gated communities, although these communities are not in the majority. Also experiencing significant growth were tracts 303 and 305, both located near the towns of Seneca and Walhalla, the center of the county’s main commercial and industrial operations.

## Projected Growth in Oconee County

Table P-4 projects Oconee County's future population based on the rates experienced between 1990 and 2000. It must be stressed that this table was constructed by the Oconee County Planning Department to illustrate approximate population levels *if current trends continue at the rates experienced between 1990 and 2000*.

**Table P-4**

<b>Population Projections Based on Rates Experienced Between 1990 and 2000</b>				
Census Tract	2000 Population	Growth Rate (%) 1990-2000	*Projected 2010 Population	*Projected 2020 Population
301	4,046	9.6	4,434	4,860
302	5,498	29.5	7,120	9,220
303	5,005	21.0	6,056	7,328
304	7,892	7.4	8,476	9,103
305	4,101	24.0	5,085	6,305
306	7,088	9.0	7,726	8,421
307	8,454	1.6	8,589	8,726
308	6,395	15.9	7,412	8,591
309	8,602	46.8	12,628	18,538
310	5,354	2.7	5,499	5,647
311	3,780	12.6	4,256	4,792
<b>County Total</b>	<b>66,215</b>	<b>15.2</b>	<b>77,281</b>	<b>91,531</b>

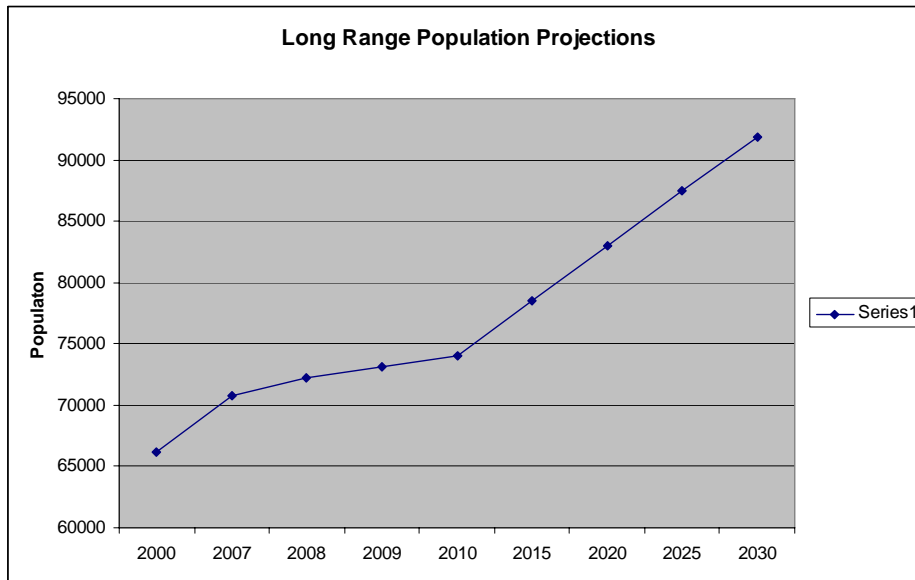
\* Projections based on continued growth rate experienced between 1990 and 2000

Source: Oconee County Planning Department

Extending the growth rate illustrated in Table P-4 shows that, without significant change in rates, Oconee County's population will exceed 100,000 by the year 2030. It should be noted, however, that some state sources project Oconee Counties rate of growth to slow from the 15.2% seen in the last census period, to 13.3% between 2000 and 2010; and 12% between 2010 and 2020. If such estimates prove to be accurate, Oconee's population would likely not reach 100,000 until around 2040.

## Long Term Population Projections

**Figure P-5**



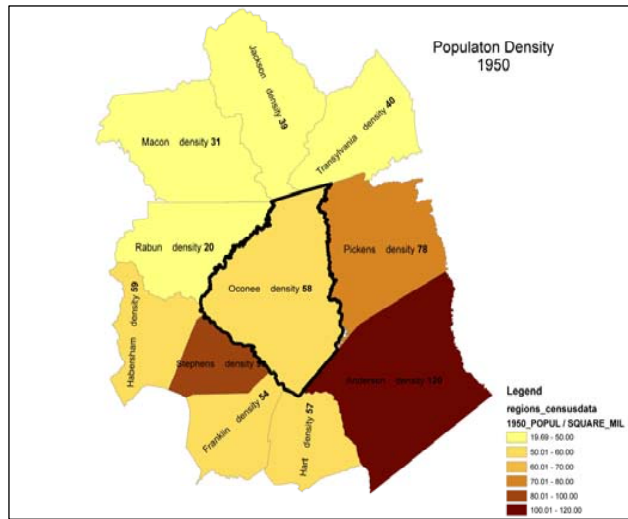
Source: US Census Bureau and SC Department of Research and Statistics

Although the accuracy of projections tend to decrease as time intervals increase, the general trends are worth considering. Oconee’s population is expected to increase approximately 40% by 2030. If these estimations hold true, population growth will have a dramatically impact Oconee’s way of life. Such things as travel time to work will increase due to traffic congestion, while the open space that most now take for granted will significantly decrease. To avoid such outcomes, we need to be considering now how we can guide population growth in a manner that increases the effectiveness of the already existing infrastructure. Also, because it will be demanded by the growth, where should new infrastructure be located? How can we best exploit our “advantages” in expanding our economic prosperity? And, as this is an issue increasingly at the forefront of most land use discussions, are there areas of the county too special to be developed? These questions, and many others like them, require citizens to take part and help guide the development of any rules and standards necessary to achieve the balance desired by all.

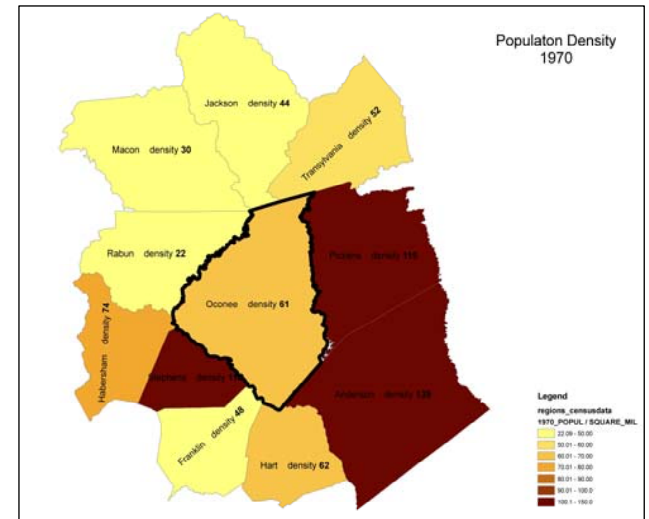
## Population Density

Density, for our purposes, is an objective measurement of the number of people within a given geographic area. Based on the latest estimates, the current population density of Oconee County is approximately 105 persons per square mile. However, it should be noted that the County is blessed with an abundance of national forest land, an abundance of lakes, and an increasing number of areas set aside for conservation. As a result, the basic population density statistic does not take into account the portion of the county that is not available for development. The majority of Oconee County’s developable areas are located in and around the ‘triangle’ of the larger municipalities, Walhalla, Westminster, and Seneca. Therefore, if we wish to arrive at an accurate picture of what we are, we cannot simply look at gross acreage. Still, the trends revealed by basic density evaluations are useful for

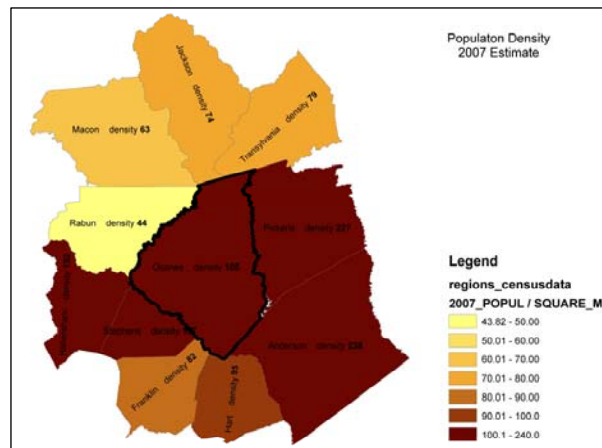
communicating the potential effects of continued growth and development. We need to remember, however, that it is very likely that levels of growth represented have effects magnified by the growing amount of land that cannot be developed. Figures P-6, P-7, and P-8 illustrate the change in density since 1950.



**Figure P-6**



**Figure P-7**



**Figure P-8**

Source: US. Census Bureau and staff calculations



The Population Density maps above give us a visual representation of the growth that has been steadily moving toward and into Oconee County. This trend will continue as Atlanta and Greenville expand outward. Development will move out toward areas with cheaper land prices, resulting in the shift of people away from the cities. In our case, many people believe it will only be a matter of time until “Atlanta meets Greenville”, possibly here in Oconee County.

In 2007, the U.S. Census Bureau issued new Metropolitan Statistical Area (MSA) Maps that showed Oconee County as a ‘micropolitan’, an area with an urban cluster of at least 10,000 persons. Figure P-9 (below) is a portion of the 2007 MSA map.

**Figure P-9**



The population growth resulting from the continual sprawl of cities is typically different than that which we have been experiencing to date in the County. Generally, the majority of the growth up until now has been largely driven by retirees drawn to Lakes Hartwell and Keowee. Growth from cities, on the other hand, typically consists of those families with the economic means to move away from the congestion of city life, to an area with a more rural quality, with reasonable commutes, and a less expensive cost of living. Along with this type of growth comes an increase in demand for services focused on the young, such as schools and recreation. If so, with the main focus of retirees remaining near the lakes (primarily Lake Keowee), and the metropolitan sprawl establishing itself on the less expensive lands in the southern end of the county, it is quite possible that we will see over time a geographic segregation of population, and their associated needs.

## Gender Division in Oconee County's Population

The gender division of Oconee County's population is approximately the same as that reported for the United States as a whole, with approximately 51% of the county's residents being female, and approximately 49% male. Interestingly, however, the gender division of the population found in the various municipalities varies by as much as several percentage points. See Table P-5 (below).

**Table P-5**

<b>Gender in Oconee Municipalities in 2000</b>		
<b>Municipality</b>	<b>% Male</b>	<b>% Female</b>
Salem	46.0	54.0
Seneca	46.7	53.3
Walhalla	47.8	52.2
Westminster	47.2	52.8
West Union	51.2	48.8

Source: U.S. Census Bureau

## Age Ranges in Oconee County's Population

The median age of Oconee's population (the age at which half of the population is older and half is younger) is increasing. This is consistent with a nationwide trend reflecting the impact of the aging of the "baby boomers" born in the years following World War II (between 1946 and 1964). In fact, the 2000 Census revealed that the median age of the United States is the highest that it has ever been, rising 2.4 years over the previous decade to 35.3 years of age. The median age of Oconee's population, however, surpasses this, for it rose from 35.6 years in 1990 to 39.5 years in 2000. This change was perhaps spurred on in large part by a combination of the influx of retirees from other regions, and the effects of the overall improvements in health care, nutrition and working conditions enjoyed by "transplants" and natives alike. Estimates indicate that the U.S. Census Bureau expects the median age to continue to increase throughout the nation at least through the year 2015. (Source: U.S. Census Bureau; South Carolina State Data Center)

The number of "senior citizens" residing in Oconee County has dramatically increased during the last several decades. In fact, the number of Oconee residents over 65 years of age increased over 250% between 1950 and 1990. By the time of the 2000 Census, this group accounted for 10,311 Oconee County residents, or 15.6% of the total population. At the same time, in the neighboring counties of Anderson, Greenville, and Pickens, those 65 years and older represented only 13.7%, 11.7%, and 11.4%, respectively; and statewide the same age group represented only 12.1%. This strong shift toward an aging population in Oconee County becomes even more obvious when looking at historical trends, particularly in the older age groups. In 1950, there were only 77 Oconee residents over 85 years of age. By 2000, the number had grown to 849. (Source: U.S. Census Bureau; South Carolina Office of Research and Statistics)

Table P-6 (below) presents a profile of various age groups in Oconee County. Please note that data for some groups was unavailable.

**Table P-6**

<b>Profile of Age Groups in Oconee County in 1990 and 2000</b>					
Age Group (years)	1990		2000		Percent Change 1990
	Number	Percent of Population	Number	Percent of Population	
Under 5	3,571	6.2	3,996	6.0	-.2
5-9	*		4,247	6.4	---
10-14	*		4,338	6.6	---
15-19	*		4,090	6.2	---
20-24	*		3,752	5.7	---
25-34	**		8,487	12.8	---
35-44	**17,237	30.0	9,625	14.5	---
45-54	6,817	11.9	9,310	14.1	2.2
55-59	3,120	5.5	4,254	6.4	.9
60-64	2,937	5.1	3,805	5.7	.6
65-74	4,967	8.6	6,237	9.4	.8
75-84	2,353	4.1	3,225	4.9	.8
85 and over	585	1.0	849	1.3	.3
<b>Total population</b>	<b>57,494</b>	<b>100</b>	<b>66,215</b>	<b>100</b>	<b>---</b>

\* Available 1990 data profile incompatible with 2000 data profile

\*\* Population of 25-34 age group (1990 only) included in 35-44 age group

Source: U.S. Census Bureau

Table P-6 shows that in 2000, those between 35 and 44 years of age constituted the largest age group and those 85 and older made up the smallest. The table also shows that those age groups 45 years and older in each instance accounted for a larger percentage of Oconee County's population in 2000 than was the case in 1990. Even without easily comparable data for younger groups, it is possible to determine that the County's population is "growing older". The number of citizens 65 years and older living in Oconee County's municipalities is shown in Table P-7.

**Table P-7**

<b>Citizens 65 Years and Older in Oconee County Municipalities in 2000</b>			
Municipality	Total Population	Number of Individuals 65 Years and Older	Percent of Total Population 65 Years and Older
Salem	126	28	22.2
Seneca	7652	1223	16.0
Walhalla	3801	598	15.7
Westminster	2743	421	15.3
West Union	297	49	16.5

Source: U.S. Census Bureau

Table P-7 reveals that only 22.5% (2,319 out of 10,311) of Oconee County residents 65 years and older live in a municipality.

### Racial Composition of Oconee County's Population

Table P-8 (below) illustrates the racial makeup of Oconee County's population.

**Table P-8**

<b>Racial Composition of Oconee County's Population in 2000</b>									
<b>Area (Census Tract)</b>	<b>Total Population</b>	<b>*Population</b>	<b>*White</b>	<b>*Black</b>	<b>*American Indian/Alaskan</b>	<b>*Asian</b>	<b>*Pacific Islander</b>	<b>*Other</b>	<b>**Population</b>
301	4,046	4,018	3,983	7	9	9	0	10	28
302	5,498	5,472	5,404	33	19	9	0	7	26
303	5,005	4,985	4,938	16	14	4	2	11	20
304	7,892	7,809	7,010	365	30	15	7	382	83
305	4,101	4,069	3,797	159	8	19	1	85	32
306	7,088	7,031	6,425	458	13	83	1	51	57
307.01	3,798	3,751	2,379	1,333	12	10	0	17	47
307.02	4,656	4,605	3,745	803	6	28	0	23	51
308	6,395	6,323	4,622	1,625	14	27	1	34	72
309	8,602	8,565	8,315	188	11	15	1	35	37
310	5,354	5,302	4,756	489	4	14	0	39	52
311	3,780	3,740	3,651	74	5	2	0	8	40
<b>Total County</b>	<b>66,215</b>	<b>65,670</b>	<b>59,025</b>	<b>5,550</b>	<b>145</b>	<b>235</b>	<b>13</b>	<b>702</b>	<b>545</b>

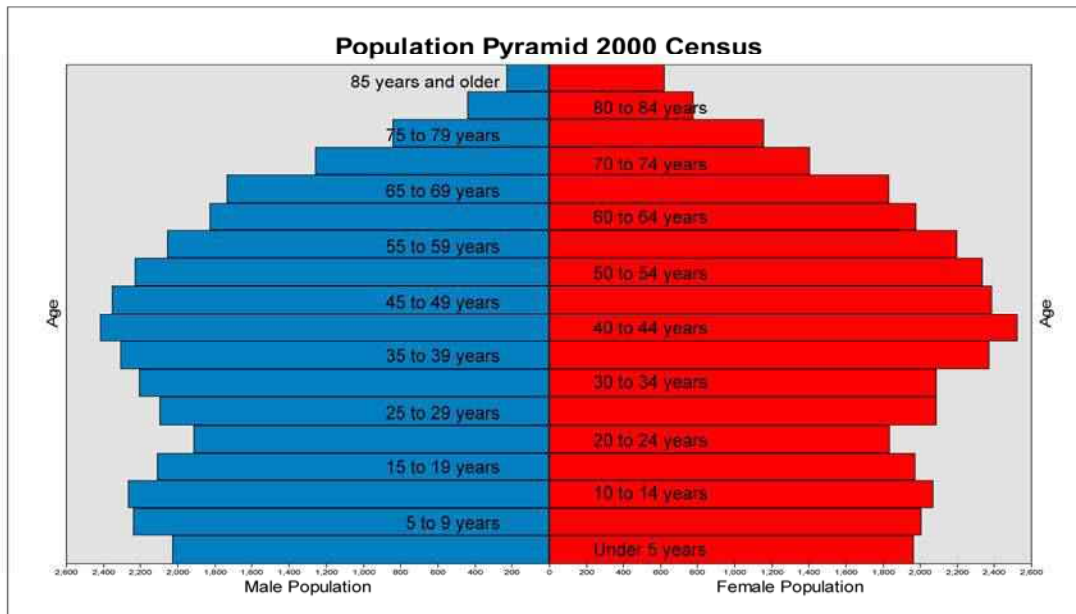
\*One racial group \*\*Two or more racial groups  
Source: U.S. Census Bureau

Table P-8 shows that while 89.1% percent of Oconeeans were counted in the white racial group in the 2000 Census (a decrease from 90.5% in 1990), statewide the percentage is much lower at just over 67%. Almost all non-white racial groups, however, increased in Oconee County during the census period; the only exception noted was a slight decrease in the percentage of African American/Black population, which dropped to 8.4%. At the same time, Oconee's Hispanic population showed strong growth between 1990 and 2000, coming to represent almost 2.5% of the county's total population. (Source: U.S. Census Bureau) It should be pointed out that, although there is currently no data available to either confirm or deny the belief; many believe that the Hispanic population was significantly undercounted during by 2000 Census.

Another aspect of population growth that typically provides insight for decision makers is the break down of population by age. If, for example, a large segment of toddlers will be moving through the educational system over the next few years, consideration of the adequacy of facilities to handle the increase in students or additional early childhood programs may be in order. On the other hand, if the number of toddlers is decreasing, officials need to be looking toward the reallocation of funds to other areas. One of the best ways of examining the population is to look at a population pyramid,

which depicts the age structure of the region. Oconee’s population pyramid is ballooning, typical of most places in the post-industrialized world. See Figure P-10 (below).

**Figure P-10**



Source: U.S. Census Bureau

One of the more noteworthy aspects of Figure P-10 is that the largest segment of the population is over forty years of age, typically the age range when the individuals have started to reach the top of their earning potential and beginning to think about retirement. In addition, the top of the pyramid is relatively large, with the bottom relatively small. This means that the number of young people coming into the workforce will be smaller than the number of people retiring; under existing systems of social security and other similar programs, the burden of supporting more and more people will be placed on the shrinking younger workforce. Further, the chart shows the amount of people in the retirement age category (60 +) is also growing. Typically, one finds population decreasing rapidly in the upper age categories; however, with the current life expectancy in the United States at 77.8 years of age, the percentage of people 75 and older is increasing. This trend is expected to continue. What this means for Oconee County is that services to the elderly population will last longer and as a result cost more.

A report produced by the U.S. Department of Labor, “Issues in Labor Statistics,” examined spending patterns for three general age groupings: under 35, aged 35 to 64, and 65 and over. The report indicates that the “under 35” age group spent approximately \$30,291 per consumer unit, with the highest expenditures in the categories of average annual expenditures going for food away from home, alcoholic beverages, housing, shelter, rented dwellings, apparel and services, transportation, and education. In general, this age group is finishing school, getting their first jobs, and starting out on their own. The report also indicated that this age group is also the least likely to be homeowners. Of course, this is not surprising because this age group has just joined the workforce, may be trying to pay off school loans with little savings, and starting families.

The 35 to 64 age group is the highest spending group with an average expenditure per consumer unit of \$42,236; in fact, spending more than the other two groups on everything except alcoholic beverages (Under 35), health care (65 and over), and cash contributions (65 and over). At the height of their spending potential, they are typically settled into their careers, their children are in school, and the demands on their income are at their highest levels. Because it has been shown that healthy economies require a significant proportion of the population be comprised of persons in this age group, the County needs to ensure that this age group is prioritized in efforts to bring good paying jobs to the area, and to provide those elements required to retain them.

The final age group mentioned in this report is those persons 65 and over. With the greatest median age in South Carolina, Oconee County is currently the “oldest” county in the state. Table P-15 (below) shows how Oconee compares with some of its neighboring counties.

**Table P-9**

County	Median Age
Pickens	34.5
Greenville	37.2
Anderson	38.2
Oconee	42.1

Source: U.S. Census Bureau

Being the oldest county in the state has a variety of implications. Most notably, an older population will need to have greater access to medical services and assisted living, particularly as many persons retiring and moving to the area do not bring their family with them. Other impacts, though not as apparent on the surface, also have a tremendous effect on many aspects of life in Oconee County. One of these is the fact that a large, well-educated retired population with sufficient income brings significant political pressure on local government. Currently, Oconee County has several active political and conservation organizations made up of many members of this age group. Their ideals and beliefs have already begun to impact political decisions, and will likely continue to do so in the coming years.

### Education in Oconee County

In 2009, the School District of Oconee County operated 21 schools that served over 10,377 students. Among these facilities were 11 elementary schools, 3 middle schools, and 4 high schools, as well as an alternative school, an adult education facility, and a career center. Supporting the schools were 991 certified employees, and 579 classified employees, which included classroom aides, maintenance and grounds personnel, and clerical and transportation workers. The student teacher ratios at the various school levels were as follows:

Elementary- 14:1  
 Middle- 16:1

High- 16:1

Sixty four percent (64%) of all professional employees possessed Master's Degrees or higher. (Source: School District of Oconee County)

Table P-16 (below) compares the average Scholastic Assessment Test (SAT) scores of the 239 Oconee County high school students that took the test in 2008 with state and national averages.

**Table P-10**

<b>Average Scholastic Assessment Test (SAT) Mean Scores: 2008</b>				
	Critical Reading	Math	Writing	Composite
Oconee County	501	516	488	1017
South Carolina	484	496	471	980
National	497	510	488	1007

Source: South Carolina Department of Education and US Department of Education

Oconee County students surpassed both the state SAT averages and mirrored the national averages in 2008.

### Overall Educational Attainment of Oconee County's Population

According to information from the South Carolina Office of Research and Statistics, 11.1% of Oconee adults older than 25 years of age had less than a 9<sup>th</sup> grade education in 2000. In addition, another 15% of this age group had attended high school but failed to attain a diploma. Of the rest of those 25 years of age and up, 16.2% had some college; 6.3% had an Associate's Degree; 11.0% had a Bachelor's Degree; and 7.1% had a graduate or professional degree.

Table P-11 (below) compares Oconee County high school enrollment information that from other nearby South Carolina counties.



**Table P-11**

<b>High School Attendance Data from Upstate South Carolina Counties: 1999-2000</b>						
County	Total Enrollment (Grades 9-12)	Dropouts (Grades 9-12)		<sup>1</sup> Graduates (Spring 2000)		
		Number	Percent	Number	Percent Entering <sup>2</sup> Postsecondary	Percent Entering Gainful <sup>3</sup> Employment
Oconee	2,694	76	2.8	552	65.2	29.9
Abbeville	1,084	33	3.0	211	62.6	35.5
Anderson	7,310	268	3.7	1,383	70.9	22.8
Cherokee	2,257	74	3.3	353	65.2	30.9
Greenville	16,417	384	2.3	3,238	74.4	20.4
Greenwood	3,032	123	4.1	575	68.5	17.0
Laurens	2,542	34	1.3	479	51.4	40.5
Pickens	4,118	216	5.2	735	68.6	23.0
Spartanburg	10,949	236	2.2	2,066	65.7	21.7
Union	<sup>4</sup> 1,316	45	3.4	237	61.6	27.4

<sup>1</sup>Includes high school diploma and certificate recipients.

<sup>2</sup>Includes two- and four-year colleges/universities, technical and trade schools, business/commercial schools, beauty/barber colleges, and other schools offering educational programs beyond the high school level.

<sup>3</sup>Includes the armed services

<sup>4</sup>Incomplete Count

Source: South Carolina Office of Research and Statistics

Table P-11 shows that in 2000, only three other regional counties surpassed the 2.8 % drop out rate reported by Oconee County. Oconee County tied with Cherokee County for 6<sup>th</sup> place in the region with 65.2% of high school graduates entering some form of post-secondary education program. Finally, of the remaining graduates in 2000, Oconee County ranked fourth highest in the number entering some form of gainful employment in the fall. The 2010 Census will provide an update to this data

### Income in Oconee County

Table P-12 (below) illustrates the rise of per capita personal income in Oconee County since 1980.

**Table P-12**

<b>Per Capita Personal Income in Oconee County: 1980-2000</b>				
Year	Per Capita Personal Income (\$)	Ranking in State	Percent of National Average (%)	Percent of State Average (%)
1980	7,612	17	75	98
1990	16,508	8	84	103
2000	24,978	7	84	103

Source: Bureau of Economic Analysis

Though the income amounts are not adjusted for inflation, the table clearly shows that Oconee County's per capita personal income has steadily risen over the last two decades. In fact, by 2000 Oconee was ranked 7<sup>th</sup> in the state, having moved up 10 places in 20 years. The trend continued over the next year, for, according to the Bureau of Economic Analysis, in 2001 Oconee County's per capita personal income had risen to \$26,169.

## Retirement Income

Because Oconee County is home to a growing population of retirees, Social Security benefits and pensions are increasingly important to Oconee County's economic standing. Table P-14 (below) illustrates the percentage of Oconee's population receiving retirement benefits from Social Security, and the way that this compares to the rest of upstate South Carolina.

**Table P-14**

Retired Workers Receiving Social Security Benefits in Upstate South Carolina (1999)			
County	Total Population	Number Receiving Benefits	Percent of Total Population
Oconee	66,215	9,245	14.0
Abbeville	26,167	3,135	12.0
Anderson	165,740	20,140	12.2
Cherokee	52,537	5,540	10.5
Greenville	379,616	37,980	10.0
Greenwood	66,271	8,260	12.5
Laurens	69,567	7,275	10.5
Pickens	110,757	11,250	10.2
Spartanburg	253,791	27,025	10.6
Union	29,881	4,050	13.6

Source: U.S. Social Security Administration

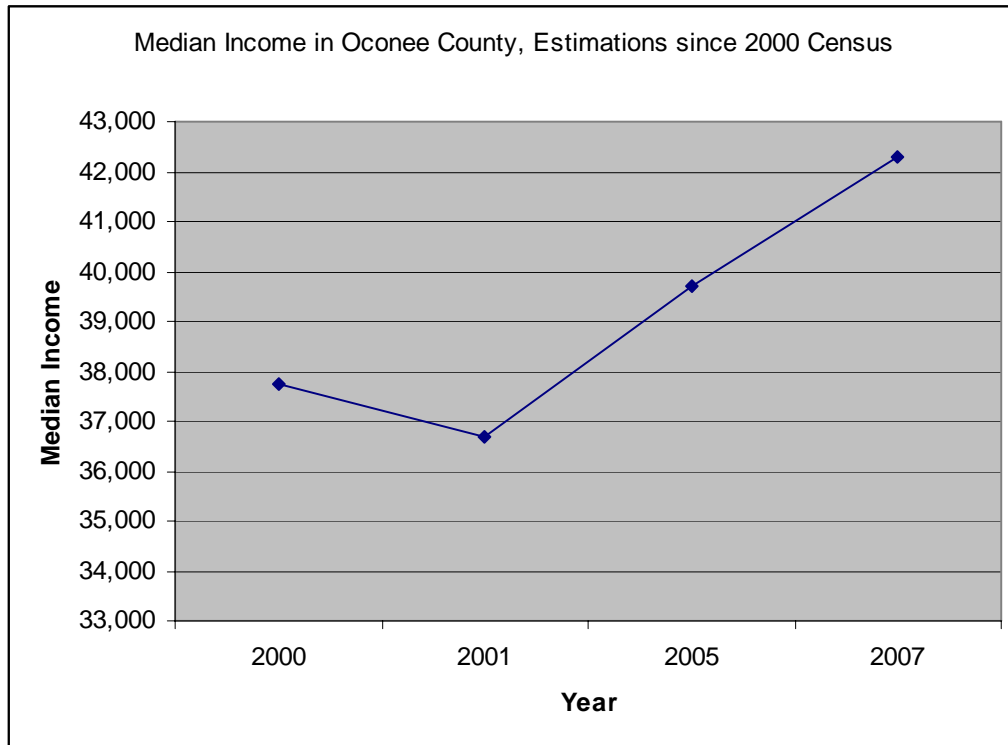
Oconee County led the upstate with 14.0% of its citizens receiving Social Security benefits as retired workers, while percentages in adjoining counties Pickens and Anderson trailed behind at 10.2% and 12.2%, respectively. Oconee County's percentage is also significantly higher than the state average (9.9%).

## Median Income

Median income figures divide a population into two categories, one with an income below that of the median figure and one group with income above the median figure. Generally, the median income is considered a better measurement of wealth in a region than a simple average because it is less susceptible to extreme numbers on either end of the spectrum. The higher the median income is in an area, the greater the presence of wealth throughout the region. With that said, having a high median income figure in an

area does not exclude the area from pockets of poverty and economic distress. The Chart below shows the changes in median income of Oconee County since the 2000 Census. It should be noted that, although the estimations show an overall increase in median income during the period, the current economic situation is most likely to result in at least some negative impacts on future numbers.

**Figure P-11**



Source: US Census

### Poverty Rate in Oconee County

According to the South Carolina Office of Research and Statistics, Oconee County's poverty rate in 1979 (family of four persons earning less than \$7,412) ranked 3<sup>rd</sup> highest in the upstate, with 14.0% of its residents falling below the poverty line. By 1989, however, the number of Oconeeans living below the poverty line (family of four persons earning less than \$12,674) had significantly decreased, for the County's 11.4% rate was second lowest in the region, trailing only Greenville County. In fact, Oconee County was one of only four upstate counties that experienced a decrease in its poverty rate during the period. This decline continued throughout the next decade, for information from the Appalachian Regional Commission shows that Oconee County's poverty rate in 2000 (family of four persons earning less than \$17,603) had fallen to 10.8%, again only second to Greenville County's rate (10.5%).

## Analysis

Both positive and negative changes have resulted from the strong growth in population experienced by Oconee County over the last several decades. Some of these changes are no different from those experienced all across the South; others, however, are unique to Oconee. The in-migration from other areas of the country, for example, is being seen throughout much of the southern United States as the “sunbelt” economy has expanded. Indeed, a significant portion of Oconee County’s increase in population has apparently stemmed from this migration. Not all of those coming to the County, however, have been drawn by the relocated industry and commercial activity.

To uncover the factors that initiated much of Oconee’s surge in population growth, it is necessary to look at what was occurring in the County at the time the changes began. As this element has shown, Oconee County’s population “boom” began in earnest during the 1970’s. At the time, Oconee and neighboring counties were undergoing dramatic economic changes, for the textile industry, after many decades of dominating the local employment scene, was beginning to wane. In addition, family farms, having traditionally played a vital role in the local economy, began to disappear at an increasing rate. As a result, a new attitude toward the recruitment of business began to take hold on both the state and local level. The active pursuit of economic development began to be taken seriously. Oconee County, with its mild climate, pristine natural resources, and hard-working population, soon began to enjoy the benefits of these efforts. Increasingly, newcomers began to call Oconee home. Along with the new business and industry locating in and around the area came individuals seeking to take advantage of the growing economy. In addition, it was also during this period that one of the most significant economic events in the history of Oconee County took place. The Duke Power Corporation, seeking to expand their electrical generating capacity, made a decision that eventually led to the investment of billions of dollars in the County. The lakes and electrical generating facilities that resulted from this decision forever changed Oconee, bringing jobs and opportunities that otherwise would not have been available. Now, more than ever before, Oconee became a magnet for not only jobseekers, but also those that had finished their careers.

The Duke Power Project, unlike the Corps of Engineers’ project that resulted in the creation of Lake Hartwell in the early 1960’s, significantly altered the economic course of Oconee County. Not only was the construction project a boon to the local economy, but, once completed, the new facilities provided a tremendous increase to the local tax base. As the lakes developed, thousands of people and millions of dollars were drawn into the region. This single decision, therefore, not only initiated significant development, but also acted as a catalyst that sparked the ancillary growth of talent and wealth from across the nation. As a result, the lives of all but very few Oconee County residents have been significantly impacted by the changes from this period. The development of the lakes has in turn brought new residents to the area and increased volunteerism in the schools, hospital, and civic organizations.

Of course, not all of the changes have been positive. Perhaps the most obvious problems arising from a dramatic increase in population are associated with population density and overcrowding. Formerly plentiful resources are suddenly overwhelmed, and those that are of sufficient quantity suffer in quality. Pollution from litter, sewage, noise,

lights, and any number of other sources drastically increases as people are forced closer together. Incompatible land use, an issue that was practically unheard of a few decades ago, has become a daily complaint. Long-time residents, looking for an explanation for the apparently new issues plaguing them, blame the newcomers. The new residents, suddenly realizing that life in their new home comes with unexpected problems, blame the “locals” for not having regulated the county better. “Us versus Them”, therefore, is a population issue that must be dealt with in an on-going manner if the bigger problems are to be successfully eradicated.

There is also the looming issue of a different type of growth that may become apparent in the next few years, for already, there are signs that the metropolitan areas to the north and south are converging on our area. A number of people live in Oconee County and work within the boundaries of the Atlanta metropolitan area. Due to our relatively low taxes, abundant acreage, and rural lifestyle, we should expect to attract attention from a number of developers seeking to create large numbers of homes for those seeking to escape the sprawling urban areas. Such has been the case with many other rural counties that found themselves adjacent to fast growing metro regions. Soon, of course, such formerly rural areas themselves became part of the urban landscape. If we are to avoid such a fate, we need to realize that this is a real potentiality, and begin to take steps to manage the coming changes in a way that we wish to be.

Population estimates show that the number of Oconee residents will continue to grow for many years to come. Along with this growth comes many opportunities; and with the proper attention by its leaders, future life in Oconee could be without compare. Reasonable, well-planned development that complements the area’s precious natural resources will accentuate the County’s growing prosperity. A successful economic development program will provide Oconee’s residents with steady, high-paying jobs, maintaining the trend of a strong local economy. Still, even under the best of conditions, some problems will arise, but those problems stemming from population growth can be overcome. Thoughtful, adequate regulations that not only address each of the issues, but also preempt the future problems, are therefore not only desirable, but necessary.

Future issues requiring local government attention will include matters not even considered an Oconee County problem a few years ago. As Oconee’s population gets older, for example, issues affecting the elderly will have to be dealt with by the local governments, for not every need will be met by state and federal actions. In addition, the increasing number of foreign-born individuals living in Oconee, both aliens and citizens, will raise the possibility of cultural and ideological friction. All Oconeeans, regardless of origin of birth, will need to be aware that the provocation of unnecessary conflicts can threaten the peace and prosperity of everyone. As Oconee County’s economy moves forward into the new century, efforts will need to be made to insure that every citizen has the opportunity to move forward with it. As high-tech industries assume the dominant position formerly held by the textile industry, for example, those individuals unprepared to deal with the new world will be left behind, increasing the burden on the rest of the population.

As this element shows, the population of Oconee County faces a bright future, but there is work to be done. The job will require close attention to issues before they develop into major problems. There is no doubt that dealing with the issues will sometimes be unpleasant, but, by utilizing the tools and resources available in Oconee

County, the benefits will outweigh the objectionable moments and provide Oconee's residents with a bright future.

## Population Objectives for the Future

The following objectives are intended to address those needs and desires established within the Population Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.
2. Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.
3. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
4. Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County's citizens.
5. Create and/or update plans for specific priorities.
6. Complete and properly maintain Oconee County's Geographic Information System (GIS).
7. Continue to actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents.
8. Encourage development in a way that protects and preserves our natural resources.
9. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
10. Promote and enhance access to affordable housing through both public and private cooperation.
11. Work to address the age-related problems that may arise among Oconee County's aging population, particularly focusing on issues not adequately dealt with by state and federal efforts.
12. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.



13. Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.

14. Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.



## Natural Resources Element

### Overview

This element examines Oconee County's natural resources, providing both an inventory and analysis of the benefits derived from various features. Among the resources considered are soils, including topographical characteristics; plants, animals, and their habitats; hydrology; unique recreational opportunities; and other natural assets impacting modern Oconee County. The results of the assessment will be used to project future trends and needs, which will in turn be addressed in goals and policy recommendations based on the expressed wishes of the citizens of Oconee County.

Since the adoption of the 2004 Comprehensive Plan, the County has continued to work toward sustainability so that our valuable resources are maintained for years to come. Citizens have, also become organized in speaking out about the need to protect Oconee's environmental resources. One of the major success stories of the past few years was the conservation of Stumphouse Mountain. Further, efforts have been made to protect water quality, green space, and farmland. One of the most significant problems we have faced over the past five years has been the ongoing drought that has significantly degraded the County's lakes and water resources.

Natural resources are important to the continued economic vitality of the county. As stated in the Population Element update, the County is experiencing approximately a 6.9% population growth. Increasing population strains the natural resources of an area by increasing the use and intensity of that use. The essay, "Tragedy of the Commons", by Garrett Hardin comes to mind when we begin to think about protecting and enhancing our natural resources. We must strive to answer the question of the "commons" – what can be done to ensure that future persons are able to enjoy and utilize the resources we have been blessed with. Failing to answer questions like this and failure to take action will result in a tragedy. Our natural resources will one day become so degraded that future generations are unable to use or enjoy them.

### Defining Oconee County

Section 4-3-420 of the South Carolina State Code of Laws (2000) states:  
Oconee County is bounded as follows: on the north by the North Carolina line; on the east by Pickens County from which it is separated by a line beginning in the middle of Seneca River, where Ravenel's Bridge is located over said river (Survey Station No. 1, being the center-width and length of said bridge) thence S. 78° 10' E. 17.60 chains to corner, S. 37.5° E. 6.48 chains to corner, S. 64° 20' E. 4.92 chains to corner, N. 75° E. 8.06 chains to corner, S. 87°

35' E. 23.78 chains then the following courses and distances: S. 83° E. 9.16 chains, S. 72° 10' E. 6.00 chains, S. 54.75° E. 6.08 chains, S. 38.75° E. 1.43 chains, S. 31° E. 10.53 chains, to stone on east side of road near Agricultural Hall, thence S. 72° 50' E. 5.10 chains to corner, N. 85° 25' E. 20.17 chains to corner, N. 89° E. 15.13 chains to corner, N. 84° E. 9.13 chains, S. 76° E. 14.40 chains, S. 61° E. 4.86 chains, S. 33.5° E. 11.86 chains, S. 50° 20' E. 34.96 chains, S. 56.5° E. 21.15 chains, S. 62.25° E. 8.86 chains, S. 43.5° E. 11.44 chains, S. 37° E. 18.45 chains, S. 64.25° E. 19.40 chains, to corner in center of top-soil highway on the Anderson County line. Said corner being N. 65.5° W. 4.81 chains from the northwest corner of cement bridge over Eighteen Mile Creek. It is the intent of this section to establish the new top-soil highway as the boundary of Pickens and Oconee Counties. It is bounded on the south by Anderson County, from which it is separated by a line, commencing at the mouth of Cane Creek on Tugaloo River and running thence along the line which originally separated Anderson and Pickens districts to its point of intersection with the public road leading from Ravenel's Bridge to Pendleton Village; on the west and northwest by the state of Georgia, from which it is separated by the Tugaloo and Chatooga Rivers. The total area encompassed by Oconee's borders is approximately 670 square miles (432,227 acres).

## Climate

Located at the edge of the southern Appalachian Mountains, Oconee County is blessed with a climate that offers its residents four distinct seasons. Summers, though typically warm, usually offer only occasional periods of hot weather. Winters, as well, are generally mild, with extremely cold weather limited to relatively short episodes. And in between, spring and autumn provide Oconee with pleasant days that have served as a beacon to thousands from other regions looking for a mild climate and relaxed lifestyle. In general: "South Carolina has a warm, moderate climate with hot, humid summers. Rainfall records kept since 1895 show the statewide average rainfall is near 48 inches, although it has ranged from 32 to 70 inches."<sup>1</sup> The South Carolina State Climatology Office is an excellent resource on statistical data for the State and region. The following table shows some of the weather characteristics of the county.



---

<sup>1</sup> SC Department of Natural Resources. "The South Carolina Drought Response Program".

**Table NR-1****Oconee County's Climate (1948-2008)**

Highest Maximum Temperature	106° F (August 17, 1954)
Lowest Minimum Temperature	-5° F (January 21, 1985)
Annual Average Maximum Temperature	72.1° F
Annual Average Minimum Temperature	47.0° F
Annual Average Mean Temperature	59.4° F
Highest Daily Rainfall	6.93 inches (May 29, 1976)
Annual Average Rainfall	87.07 inches
Wettest Year	110.79 inches (1994)
Driest Year	33.97 inches (1970)
Mean Snowfall	5.1 inches

Source: South Carolina Department of Natural Resources, State Climatology Office

One of the benefits of Oconee's climate is a relatively long growing season, which allows for the successful production of a large number of crops. The county lies within the U.S. Department of Agriculture's Plant Hardiness Zone 7a. Table NR-2 illustrates the dates of the first and last freezing temperatures in Oconee based on data gathered at Walhalla between 1961 and 1990.

**Table NR-2**

Probability	Temperature		
	24°F or lower	28° F or lower	32° or lower
Last freezing temperature in spring:			
1 year in 10 later than--	April 5	April 20	May 4
2 year in 10 later than--	March 30	April 14	April 29
5 year in 10 later than--	March 19	April 4	April 20
First freezing temperature in fall:			
1 year in 10 earlier than--	November 1	October 15	October 5
2 year in 10 earlier than--	November 5	October 21	October 10
5 year in 10 earlier than--	November 15	November 2	October 20

Source: South Carolina Department of Natural Resources, State Climatology Office

In spite of Oconee County's temperate climate, extreme weather events do occur, occasionally taking the form of tornados. And though most Oconee tornados are relatively small, property damage and personal injuries are not unknown. According to information from the U.S. National Oceanic & Atmospheric Administration's National Climatic Data Center, nineteen tornados were detected in Oconee County between 1973 and 2003, which equates to an average of one tornadic event every one and a half years. As this is this is just an average, however, it should be noted that much longer periods of time regularly elapse without any tornadic activity; of course, in a few cases, a single series of storms have produced multiple tornados on a single day. Table NR-3 below illustrates recorded tornado activity in Oconee County between January 1, 1990 and December 31, 2000.

**Table NR-3**

<b>Recorded Tornado Activity in Oconee County, 01/01/1993 – 12/31/2000</b>				
Location	Date	*Magnitude	Injuries	Est. Property Damage
Oconee (no specific location)	02/10/1990	F1	1	\$250,000
Westminster	03/23/1993	F0	0	\$1,000
Long Creek to Pickett Post	03/27/1994	F3	12	\$5,000,000
Pickett Post	06/26/1994	F2	0	\$500,000
Fair Play	01/14/1995	F1	0	\$5,000
Tokenna Crossroads	09/16/1996	F1	0	\$200,000
Westminster	02/21/1997	F0	0	\$5,000
Walhalla	05/07/1998	F0	0	0
Oakway	05/07/1998	F0	0	\$5,000
Tokenna Crossroads	10/04/1999	F0	0	0
Westminster	06/16/2000	F0	0	\$5,000
Walhalla	06/16/2000	Funnel Cloud	0	0
Tamassee	06/16/2000	F0	0	0

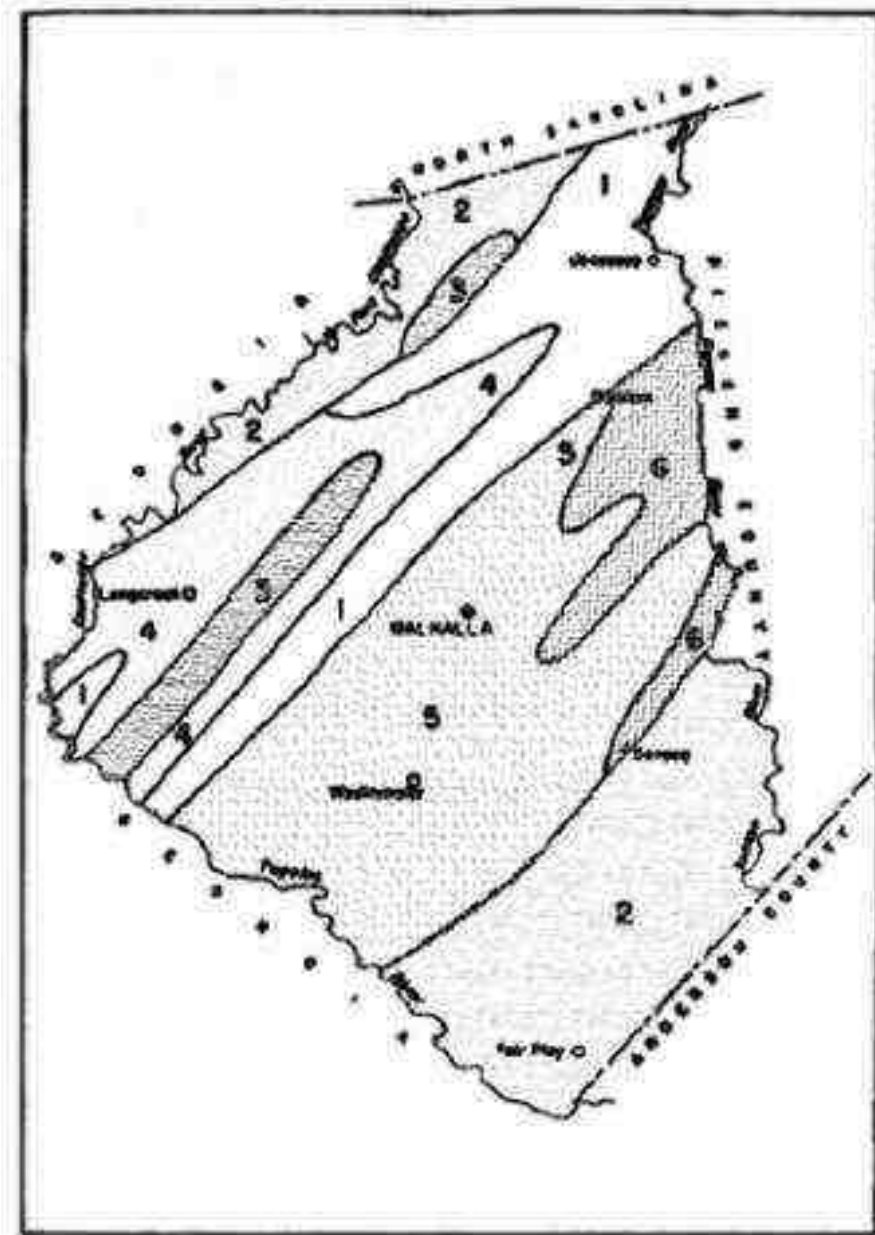
\*Magnitude measured by Fujita-Pearson Scale (F0 = 0-72mph windspeed; F1 = 73-112mph windspeed; F2 = 113-157mph windspeed; F3 = 158-206mph windspeed; F4 = 207-260mph windspeed; F5 = 261+ windspeed)

Source: U.S. National Oceanic & Atmospheric Administration, National Climatic Data Center

Though tornados are viewed as perhaps the most extreme climatological threat to Oconee County residents, a number of other threatening weather events commonly occur. According to weather records, Oconee County experienced 57 thunderstorms with winds exceeding 60 miles per hour between 1948 and 2000; 66 hail storms between 1959 and 2000; 35 floods between 1975 and 1995; 59 ice, sleet or snow events between 1975 and 1995; and 552 wildfires (accounting for 2,164 acres burned) between 1975 and 1995. (South Carolina Department of Natural Resources, State Climatology Office)

## Geology

Figure NR-1



Geologic Map of Oconee County: (1) Mylonitized granite gneiss and hornblende gneiss; (2) Oligoclase-biotite schist; (3) Cockeysville marble, Setters formation, and associated volcanic rocks; (4) Albite-chlorite schist and garnetiferous phyllonite; (5) Wissahickon schist with igneous injection; (6) Granite, gabbro, and hornblende gneiss.

Source: [Soil Survey of Oconee County](#); Shading by Oconee County Planning Department to Enhance Definition

Oconee County's underlying bedrock is composed of a series of metamorphic and metasedimentary rocks traversed by a series of igneous intrusions. At the beginning of the Paleozoic era, the region was below sea level, leading to the accumulation of deposits of sand, gravel, silt and limestone. During the late Paleozoic, granite intruded into the schists,

gneisses, and slates. At the end of the period, tremendous upheaval occurred, leading to significant folding, faulting, and brecciation. The result of such metamorphism is that in modern times it is sometimes impossible to determine if the original rocks were sedimentary or igneous. (Soil Survey of Oconee County)

The soils in Oconee County resulted from the weathering of, among others, schistose and gneissoid granite, diorite, and volcanic rock. Batholiths, sills, dikes, and surface flows are generally composed of granite, pyroxenite, peridotite, porphyrite, diorite, diabase and gabbro. The northwestern areas of the county are host of outcroppings made up of oligoclase-biotite schist, albite-chlorite schist, and similar rock. Mylonitized granite gneiss and hornblende gneiss can also be found in northwestern Oconee. (Soil Survey of Oconee County)

Granites in Oconee are composed of various textured materials ranging from crystalline to porphyritic. While some are likely of Precambrian age, others may be Carboniferous. The granites have been classified as being mixtures of quartz, feldspar and biotite. (Soil Survey of Oconee County)

Deposits of the following materials have been located in Oconee: gold, silver-lead, corundum, tremolite, talc, soapstone, asbestos, graphite, feldspar, mica, granite-gneiss, granite, limestone, and marble. (Soil Survey of Oconee County)

Radon, a known carcinogen, has been found in Oconee County. This gas, which may be found in soil, rocks, water, and air, results from the radioactive breakdown of uranium. As radon presents a potential health risk to all those contacting it, experts are particularly concerned about the infiltration of the gas into homes. Additionally, in recent years concerns have been raised about levels of radon found in local residential wells. Because surface water in streams and lakes comes into contact with air, much of the gas is dissipated before being contacted by humans. Groundwater supplying wells, however, retains much of the radon. The Environmental Protection Agency (EPA) has classified Oconee County as having a moderate potential (from 2 to 4 picocuries per liter [pCi/L]) for the presence of radon. According to EPA, specific effects on individuals vary with personal health, time of exposure, quantity of exposure, and other factors. In addition, the level of potential assigned to a particular area does not indicate the level of radon to be found in any given location within that area. Because there is no way to accurately predict the level of radon in specific locations, the EPA recommends that each home be tested individually. To guard against infiltration of the gas into homes, relatively inexpensive measures should be taken at the time of construction. For retro-fitting existing structures, however, more costly methods must be employed.

## Soils

Although Oconee County's recent economic history has been a tale of increased industrialization and commercialization, the area's traditional lifestyle, not unlike many other areas of the southern United States, was based on agriculture. For generations, therefore, Oconee's soils played a direct role in the lives of almost all county residents. Yet, as was the case in other similar areas, early agricultural practices damaged the area's soils, leaving many fields eroded and streams full of sediment. Today, of course, modern agricultural and conservation methods implement best management practices, and many of the damaged areas have been successfully reclaimed. As a result, Oconee County

farmers are able to not only obtain yields unimaginable to their predecessors, but also maintain the health of the source of their prosperity.



In 1958, the United States Department of Agriculture's Soil Conservation Service, now known as the Natural Resources Conservation Service (NRCS), published the results of a soil survey that identified, located, categorized, and mapped all of Oconee County's soils. Soil scientists traveled throughout the county cataloging, in addition to soil types, slopes, streams, plants, agricultural operations, and other items directly impacted by soils. The gathered data was then compared to similar information from other areas, thereby allowing Oconee's soils to be classified and named according to standard procedures. When completed, the information was combined and published as the Soil Survey of Oconee County, South Carolina.

Table NR-4 lists the soil series of Oconee County, along with the range of slope, acreage and percentage of total area that each soil comprises.

**Table NR-4**

Soil Series in Oconee County				
Soil	Slope Range (%)	Acres	Total Area (%)	*Suitability for Drainfields
Altavista sandy loam	0-6	371	0.1	Sv
Appling sandy loam	2-6	684	.2	M
Appling sandy loam (eroded)	2-6	503	.1	M
Appling sandy loam	6-10	675	.2	M
Appling sandy loam	10-15	247	.1	M
Appling sandy loam	15-30	434	.1	Sv
Ashe sandy loam	25-30	1,794	.4	Sv



Buncombe loamy sand	---	475	.1	Sv
Cecil sandy loam	2-6	1,397	.3	M
Cecil sandy loam (eroded)	2-6	14,061	3.3	M
Cecil sandy loam	6-10	1,358	.3	M
Cecil sandy loam (eroded)	6-10	19,694	4.6	M
Cecil sandy loam	10-15	1,932	.4	M
Cecil sandy loam (eroded)	10-15	9,767	2.3	M
Cecil sandy loam	15-25	9,213	2.1	Sv
Cecil sandy loam (eroded)	15-25	8,414	2.0	Sv
Cecil sandy loam	25-35	3,220	.7	Sv
Cecil sandy loam (eroded)	25-35	2,112	.5	Sv
Cecil clay loam (severely eroded)	2-6	716	.2	M
Cecil clay loam (severely eroded)	6-10	4,356	1.0	M
Cecil clay loam (severely eroded)	10-15	9,148	2.1	M
Cecil clay loam (severely eroded)	15-25	15,422	3.6	Sv
Chewalca silt loam	---	3,013	.7	Sv
Congaree fine sandy loam	---	3,399	.8	Sv
Congaree silt loam	---	2,670	.6	Sv
Davidson loam (eroded)	2-6	277	.1	M
Gullied land (rolling)	---	449	.1	M
Gullied land (hilly)	---	8,447	2.0	Sv
Halewood fine sandy loam	2-6	575	.1	Sl
Halewood fine sandy loam (eroded)	6-10	1,422	.3	M
Halewood fine sandy loam	10-15	815	.2	M
Halewood fine sandy loam (eroded)	10-15	768	.2	M
Halewood fine sandy loam	15-25	3,223	.7	Sv
Halewood fine sandy loam (eroded)	15-25	917	.2	Sv
Halewood fine sandy loam	25-45	38,559	9.0	Sv
Hayesville and Cecil fine sandy loams	2-6	1,072	.2	M
Hayesville and Cecil fine sandy loams	6-10	1,756	.4	M
Hayesville and Cecil fine sandy loams (eroded)	6-10	5,003	1.2	M
Hayesville and Cecil fine sandy loams	10-15	3,251	.8	M
Hayesville and Cecil fine sandy loams (eroded)	10-15	6,819	1.6	M
Hayesville and Cecil fine sandy loams	15-25	21,529	5.0	Sv
Hayesville and Cecil fine sandy loams (eroded)	15-25	10,352	2.4	Sv
Hayesville and Cecil fine sandy loams	25-45	55,642	13.0	Sv
Hayesville and Cecil fine sandy loams (eroded)	25-45	1,540	.4	Sv
Hayesville and Cecil loams (severely eroded)	6-10	415	.1	M
Hayesville and Cecil loams (severely eroded)	10-15	738	.2	M
Hayesville and Cecil loams (severely eroded)	15-45	4,252	1.0	Sv
Hayesville, Cecil, and Halewood sandy loams (shallow)	15-25	449	.1	Sv
Hayesville, Cecil, and Halewood sandy loams (shallow)	25-60	7,298	1.7	Sv
Hiwassee sandy loam (eroded)	2-6	392	.1	M
Hiwassee sandy loam (eroded)	6-10	409	.1	M
Hiwassee sandy loam (eroded)	15-25	292	.1	Sv
Hiwassee clay loam (severely eroded)	10-15	360	.1	M
Lloyd sandy loam (eroded)	2-6	7,954	1.8	M
Lloyd sandy loam	6-10	572	.1	M
Lloyd sandy loam (eroded)	6-10	8,996	2.1	M
Lloyd sandy loam (eroded)	10-15	5,824	1.4	M
Lloyd sandy loam (eroded)	15-25	14,661	3.4	Sv
Lloyd sandy loam	25-35	7,647	1.8	Sv
Lloyd clay loam (severely eroded)	2-6	360	.1	M
Lloyd clay loam (severely eroded)	6-10	4,093	.9	M
Lloyd clay loam (severely eroded)	10-15	5,711	1.3	M
Lloyd clay loam (severely eroded)	15-35	8,891	2.1	Sv
Lloyd loam (moderately shallow-eroded)	15-25	402	.1	Sv

Lloyd loam (moderately shallow)	25-40	734	.2	Sv
Local alluvial land	---	1,729	.4	Sv
Madison fine sandy loam, high	2-6	156	<.1	Sl
Madison fine sandy loam, high	6-10	562	.1	M
Madison fine sandy loam, high (eroded)	6-10	1,193	.3	M
Madison fine sandy loam, high	10-15	1,129	.3	M
Madison fine sandy loam, high (eroded)	10-15	1,620	.4	M
Madison fine sandy loam, high	15-25	2,694	.6	Sv
Madison fine sandy loam, high (eroded)	15-25	1,565	.4	Sv
Madison fine sandy loam, high	25-40	10,206	2.4	Sv
Madison fine sandy loam, high (severely eroded)	15-25	336	.1	Sv
Madison sandy loam (eroded)	6-10	136	<.1	M
Madison sandy loam (eroded)	10-15	174	<.1	M
Madison sandy loam (eroded)	15-30	386	.1	Sv
Mixed alluvial land	---	11,694	2.7	Sv
Mixed wet alluvial land	---	3,189	.7	Sv
Porters loam	25-45	2,071	.5	Sv
Porters stony loam	25-45	1,188	.3	Sv
State fine sandy loam	---	334	.1	M
Stony land	---	377	.1	Sv
Talladega and Chandler loams	10-25	625	.1	Sv
Talladega and Chandler loams	25-60	23,995	5.6	Sv
Watauga fine sandy loam (eroded)	2-6	109	<.1	M
Watauga fine sandy loam (eroded)	6-10	81	<.1	M
Watauga fine sandy loam (eroded)	10-25	138	<.1	Sv
Watauga fine sandy loam	25-40	293	.1	Sv
Wickham sandy loam	2-6	472	.1	M
Wickham sandy loam (eroded)	2-6	1,713	.4	M
Wickham sandy loam (eroded)	6-10	681	.2	M
Wickham sandy loam (eroded)	10-15	429	.1	M
Wickham sandy loam (eroded)	15-25	260	.1	Sv
Wickham clay loam (severely eroded)	6-10	282	.1	M
Worsham sandy loam	0-6	934	.2	Sv
Worsham sandy loam (eroded)	6-15	108	<.1	M

\* Limitations for septic system drainfield taken from Sanitary Facilities suitability report for all Oconee County soils, NRCS [Sl = Slight Limitations; M = Moderate Limitations; Sv = Severe Limitations

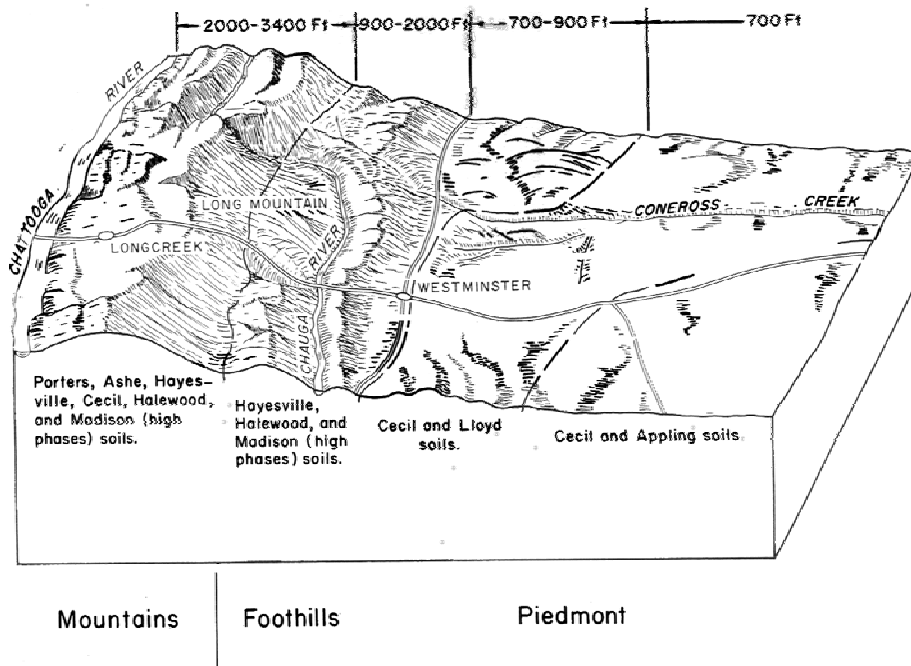
]

Source: Soil Survey of Oconee County; "Sanitary Facilities: All Oconee Soil", Natural Resources Conservation Service (3/18/1999)

As Table NR-4 shows, 23 separate series' of soils are found in Oconee County. The distribution of soils range from Cecil, Appling, and Lloyd soils in the Piedmont Plateau; to the Hayesville, Halewood and Madison soils in the foothills and mountains. While some soils are only found in small quantities, sometimes accounting for only a few acres across the entire county, a few make up tens of thousands of acres. Also, each area of the county offers differing, sometimes unique, combinations of soils that change with varying topography, greatly impacting suitability for various land uses in particular locations. For example, Hayesville and Cecil fine sandy loams in areas with 2-6% slopes are only moderately limited in suitability for septic tank absorption fields. Yet, with the same soils on slopes greater than 15%, absorption is severely limited. Other factors impacting suitability for particular land uses include organic matter content, permeability, and depth. For more detailed information on soils, refer to the Soil Survey of Oconee County.

Figure NR-2 illustrates the general division of soil series related to the county's physiography, showing the regions where much of the major soils can be found.

**Figure NR-2**



Source: Soil Survey of Oconee County

The Oconee Soil and Water Conservation District is a locally elected board which relies on the technical assistance of the USDA-Natural Resources Conservation Service to promote the conservation of natural resources in the county. Their input on the subject of soils valuable and all efforts to help preserve our resources in soil will need to be in coordination with the District.

One of the areas that have been overlooked as a threatened resource in recent decades is soil. Historically, soil erosion was elevated to a national crisis in the Depression, which resulted in the formation of the Soil Erosion Service (now the NRCS) and local Soil & Water Conservation Districts. The marriage of the US Department of Agriculture with local governing bodies (by county) enabled soil loss to be swiftly abated through installation of conservation practices such as contour farming, terracing, crop residue management, crop rotation, grassed waterways, and field borders. Massive soil erosion was curtailed with the incorporation of these practices in typical farm operations. Movement away from agriculture throughout the decades following the 1930's resulted in the conversion of cropland to permanent sod, trees, and other uses. Thus, the awareness of the need to conserve soil and prevent erosion has taken a back seat to water quality.

If soil erosion was as obvious today as it was during the 1930's, efforts to protect/conservate this resource would be equal to or greater than those for water quality. It takes hundreds, even thousands, of years to create one inch of soil. With that in mind we need to consider the following facts:

1. Without considering the United States Forest Service lands, there are 98 different soils found in Oconee County.

2. Of these, 41 are found to be “prime” or “of statewide importance” (soils most suitable for agricultural production)
3. The 41 different soils make up only 21% of the County’s soil resources.
4. The above mentioned acreage falls mostly in the agricultural community in the southern end of the county

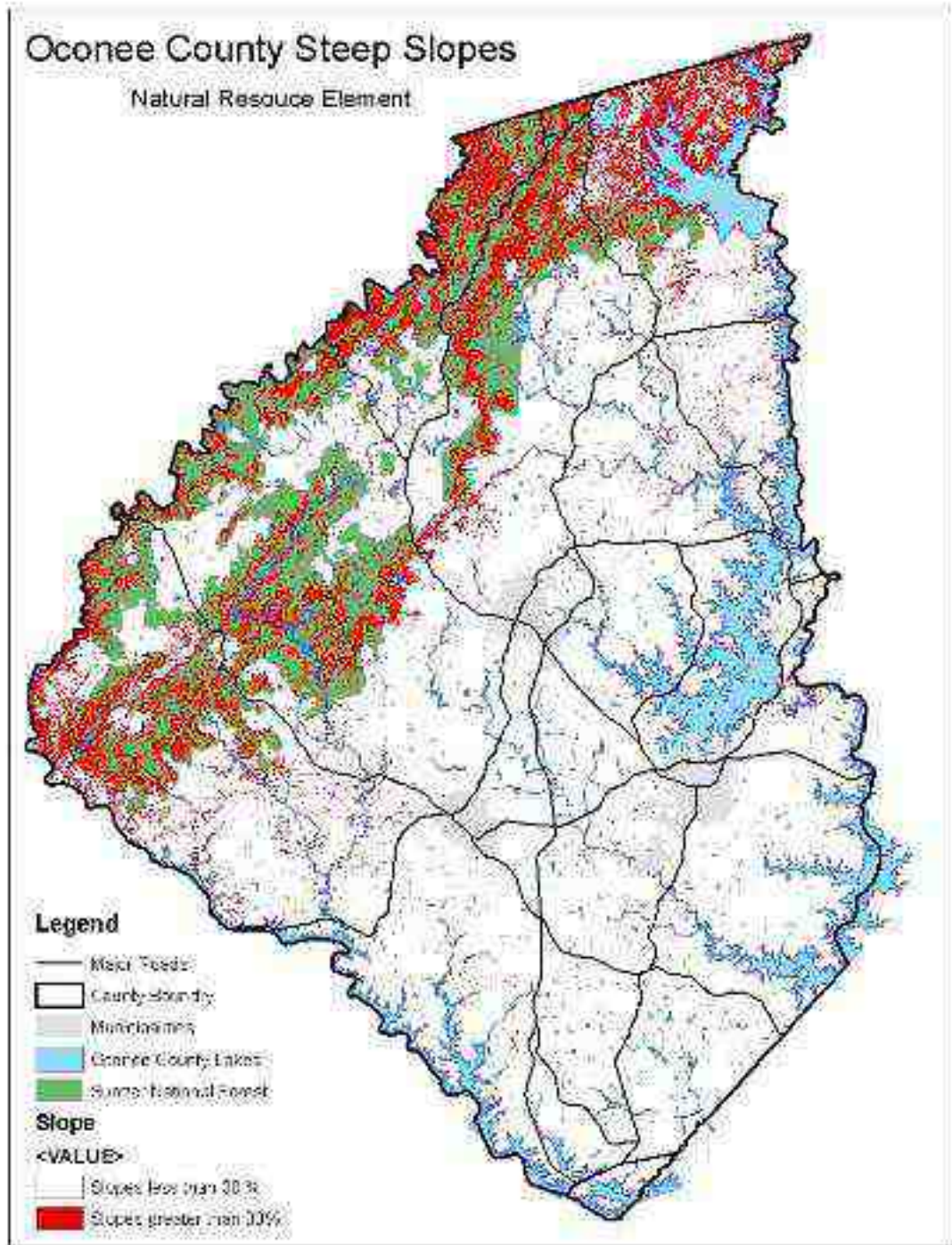
A USDA technical bulletin states that prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, and oilseed crops. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks.<sup>2</sup> Not only should the county look at protecting these prime farmlands from development but efforts to promote best farm practices which promote soil regeneration should be held in similar regard.

The loss of soils is also closely tied to the slope of the land. When steep slopes are encountered, best development practices must be adhered to. Cleared land combined with steep slopes will result in rapid erosion which leads to the sedimentation of creeks, rivers, and lakes. Barren steep slope areas also have the potential to negatively impact the neighboring properties due to runoff problems. Oconee County has been blessed with breath taking mountain views and river valleys but this blessing also brings with it a number of steep slope areas that need to be developed very cautiously. It would be preferable to limit the development on steep slopes and to protect the vegetation on those areas. Minimal disturbance to natural vegetation helps to prevent storm water runoff and maintain the integrity of the soil in the area in question. The following map depicts those areas in Oconee County that have slopes greater than thirty (30%) percent. Due to the scale of the map, all areas may not be visible.

---

<sup>2</sup> Natural Resources Conservation Service, USDA. §657.5, 7CRF Ch. VI (1-1-100 Edition), pg 724.

Figure NR-3



## Terrain

Oconee County is a region of diverse terrain separated into three distinct physiographic areas (See Figure NR-1). The Piedmont Plateau area, which lies predominantly in the southern part of the county, accounts for about 42% of total county acreage, and averages about 690 feet above mean sea level (Soil Survey of Oconee County). Given the availability of easily farmable tracts of land in this region, it has traditionally been the location of most of the intensive row cropping operations in the county, and as such is the site of the majority of the county's remaining prime agricultural lands.

The foothills region of Oconee lies in a band running from southwest to northeast, separating the Blue Ridge Mountains in the north and the Piedmont Plateau in the south. The foothills comprise about 35% of the county, and range in elevation from 780 feet to 2,200 feet above mean sea level (Soil Survey of Oconee County). Because the wide range in elevation includes many areas of severely steep slopes and thinner soils, farming activities have traditionally been more limited than those in the Piedmont Plateau region. The last of the three physiographic regions makes up the approximately 23% of Oconee County, and lies in the Blue Ridge Mountains. Extending in a band lying west and north of the foothills region, the Blue Ridge Mountains are part of the southern Appalachian Mountain chain. With elevations that range from 2,200 feet to 3,400 feet above mean sea level, the terrain in this area of Oconee is often extremely steep and difficult to access (Soil Survey of Oconee County).

## Conservation and Land Preservation Efforts

The citizens of Oconee County have expressed a unified desire to preserve the unique characteristics of the region. Although, the common realization that we need to protect both the beauty and quality of the county's resources, vastly different viewpoints always make government involvement difficult. The 2008 Oconee by Choice Plan states: "Citizens want to ensure their community remains "a place where nature is respected not exploited." Several major areas need to be considered as we move forward in the discussion of how to protect our natural resources. Issues such as water, soils, and agricultural preservation will become forefront issues in the years to come.

The preservation of natural resources for future generations is often achieved through government protections and public/private partnerships that protect the land. Examples of government sponsored preservation are prevalent in Oconee County. Sumter National Forest, which comprises a large portion of the northwestern part of the county, is just one example. We are blessed with several state and county parks, which all citizens have the opportunity to use. Governments should continue to look for ways that they can preserve precious land resources as opportunities arise. We have also seen in recent years the increase in public/private partnerships working together to preserve the land.

Another area that must be considered by Oconee Citizens for Protection is the conservation of agricultural lands. With increasing demands placed on farms by development pressure, farm owners are starting to consider how they may protect their farm land. The South Carolina Legislature passed the Right to Farm Law which "gives existing farms some protection from nuisance complaints. Its purpose is to lessen the loss of farmland caused by common law nuisance actions that arise when nonagricultural land uses expand into

agricultural lands.”<sup>3</sup> The protections provided by the Right to Farm Law protect the farm operations from law suits but it does not protect land from being developed into other types uses. True protection of land can be achieved through such mechanisms as land trusts, development rights, and good estate planning. The following table has been adopted from the South Carolina Agricultural Landowners Guide.

**Table NR-5**

<b>Conservation Type</b>	<b>Summary</b>
Agricultural Conservation Easements	“An agricultural conservation easement is a voluntary deed restriction that landowners willingly place on their land. It permanently limits subdivision and non-agricultural development.”
Conservation Bank	“Signed into law in 2002, the South Carolina Conservation Bank provides funding for protection of natural resources through the cons
Estate Planning	“Good estate planning accomplishes at least four goals: transferring ownership and management of the agricultural operation, land and other assets; avoiding unnecessary income, gift, and estate taxes; ensuring financial security and peace of mind for all generations; and developing the next generation’s management capacity.”
Farm and Ranch Lands Protection Program	This program “is administered by the USDA Natural Resources Conservation Service to provide matching funds to help purchase agricultural conservation easements on productive farm and ranch lands. . . To qualify, landowners must work with state and local governments or non-governmental entities to secure a pending offer with funding at least equal to 50 percent of the land’s fair market easement value.”
Forest Legacy Program	This program was established in the 1990 farm bill and is administered by the USDA Forest Service and the SCDNR. Funds are used to purchase conservation easements on working forestland threatened by conversion to non-forested uses. This program is limited to private forest landowners who have prepared a multiple resource management plan.
Grassland Reserve Program	“The 2002 Farm Bill authorized this program. Private lands of 40 or more contiguous acres historically dominated by grasses or shrubs are eligible for the program. The land should have livestock currently grazing. Landowners with eligible property may receive compensation through permanent or 30 year easements, or enter into a 10, 15, 20, or 30 year rental agreement.
Small Farms Program	“The South Carolina Department of Agriculture’s Small Farms Program provides assistance to small family farmers. Special importance is placed on farmer owned marketing cooperatives; land retention, alternative land use and community development. The program also provides assistance with identifying and securing financial resources and locating profitable

<sup>3</sup> “South Carolina Agricultural Landowners Guide.” American Land Trust.

	markets.”
Conservation Reserve Program	This program is administered by the Farm Service Agency to encourage farmers to convert highly erodible cropland and other environmentally sensitive land to vegetative cover. Landowners may also receive funding to fence streams that exclude livestock and to build grass waterways. Eligible land must have a weighted average erosion index of eight or higher and been planted to an agricultural commodity four of the six previous years.
Conservation Security Program	This program was established in the 2002 Farm Bill to provide financial and technical assistance to support conservation efforts on tribal and private agricultural land. All privately owned land that meets established soil and water quality criteria is eligible.

The College of Agriculture, Forestry and Life Sciences at Clemson University has developed a series of web based videos that walk land owners through all aspects of Conservation Easements. Local Extension Offices are also valuable resources for the public and individuals interested in placing some protections on their land should utilize this resource. The videos can be found at:

[http://www.clemson.edu/cafls/departments/forestry/conservation\\_easements/index.html](http://www.clemson.edu/cafls/departments/forestry/conservation_easements/index.html) .

Another method of conserving land that has recently joined the conversation is the concept of transferring development rights. As a tool, transferring development rights consists of a conveyance of development rights by deed, easement, or other legal instrument, authorized by ordinance or regulation, to another parcel of land and the recording of that conveyance.<sup>4</sup> Programs establishing a mechanism for the transfer of development rights from one area are used to preserve land and allow for increased density in other areas of the jurisdiction. Developers are able to buy the right to develop from a property owner who then records a restriction on the property to prevent development. The developer is then rewarded by receiving additional density allotments and the developer is able to apply the number of dwelling units to a development in selected growth areas.

Oconee County should also work to establish a local conservation bank to help preserve and protect not only the areas natural resources but also those historical and cultural resources that are valuable links to the past. The establishment of a local conservation bank will be an asset to all citizens of Oconee County. The conservation bank will be able to assist residents in exploring the advantages and disadvantages of having property conserved. At the same time the local conservation bank will be able to help raise the funds necessary to purchase conservation easements.

<sup>4</sup> Freilich, Robert H. and S. Mark White. *21<sup>st</sup> Century Land Development Code*. Chicago, Illinois: American Planning Association. 2008.



## Water Resources

Although Oconee County possesses a wide variety of natural resources, it is the area's waters that have traditionally set the county apart. From the farmlands in the south, to the mountains in the north, area residents have never been very far from one of the county's streams. In fact, all but a short length of the county's boundaries are marked by water. With an average annual precipitation ranked near the top of the nation, and a geology that favors water storage, it was perhaps inevitable that the resource played a major role in shaping the county as we know it today. It should be stressed, however, that though plentiful, Oconee County's supply of water is not unlimited.

Widespread concern about future water availability was brought to the fore by events that began in the late 1990's, which happened to be a sustained period of diminished rainfall. As drought increased, lake and stream levels fell to near-record lows, and a number of residents reported that wells were drying up. At the same time, it became known that large metropolitan areas in the region were actively seeking to permit the withdrawal of local surface waters to supply their own growing needs. To date, this issue is still open and ultimately in the hands of state and federal authorities, but

any local leaders believe that further stressing Oconee County's reservoirs will inevitably limit the county's ability to chart its own future growth. Another concern noted during the period was the existence of uranium, in the form the radon, in Oconee's groundwater. Although potentially a serious problem, at present it is believed to be a very localized condition that may be dealt with on a case-by-case basis. Finally, Oconee's waters have been affected by increasing pressure from non-point source pollution resulting from poor agricultural practices, development, and increased population density. These factors, combined with a population that grew in excess of 15% during the 1990's, have made insuring sufficient water supplies for both consumption and use in economic development a major concern in Oconee County.



## Groundwater

While the groundwater in Oconee County is generally unconfined, local artesian conditions exist when wells penetrate fractures that are hydraulically linked with higher recharge areas. This may also be the case for clayey regolith that forms a confining unit. Typically, water enters the ground, percolating vertically downward through unsaturated materials. Once the water reaches a level of saturation, which is the water table, it moves laterally to seek a point of discharge. This is the source of springs, seeps, baseflow to streams, and seepage to lakes. While the water table may be near the surface in valleys or

lowlands, it can be tens to hundreds of feet below the surface of hills and mountains. (Groundwater Atlas of the United States, USGS)

Contrary to popular belief, most groundwater does not flow through underground streams, but seeps through layers of sand or cracked rocks. Because the water moves so slowly, it does not dilute or flush out pollutants very easily. Also, until the water reaches a well or emerges in a body of surface water, detecting pollution is extremely difficult; and by that time, remediation is both problematic and expensive. (Bureau of Water, South Carolina Department of Health and Environmental Control [DHEC])

The replenishment of groundwater supplies is an issue that must be dealt with in all developing areas, including Oconee County. As the amount of impervious surface increases, the amount of area available for recharging the groundwater system is decreased. Buildings, driveways, and paved roads all prevent rainwater from finding its way back into the ground. At the same time, water turned back from these structures greatly increases the amount of runoff that must be dealt with downstream, leading to increased amounts of flooding and property damage. In addition, damage to wetland areas, which also serve as key recharge areas, removes even more groundwater from the system, thereby further reducing the water available to supply new development.

Although pollutants are an increasing threat, the quality of raw groundwater in Oconee and the surrounding region has traditionally been considered suitable for drinking and other uses. Although fluoride, iron, manganese, and some sulfate can be found in the water, levels have rarely exceeded state and federal drinking-water standards (Groundwater Atlas of the United States, USGS). Recently, however, high levels of uranium and radon have been discovered in wells in various parts of Oconee County. At the time of writing, no organized program of response has been implemented.

## Streams and Lakes

The waters of many streams and lakes flow through Oconee County. The following is a list of some of the county's more significant waters.

- (1) Lake Hartwell- Created by the impoundment of the Savannah River on the South Carolina/ Georgia border, this 56,000-acre body of water is one of the most popular recreational lakes in the United States. Lake Hartwell was completed in the early 1960's, and is utilized for hydroelectric power generation, flood control, recreation, and water supply.
- (2) Lake Keowee- This 18,372-acre lake was created when Duke Power Corporation dammed the Keowee and Little Rivers for power generation, and is situated on the border between Oconee and Pickens Counties. Its waters are also used for cooling the reactors of the Oconee Nuclear Station. Being located in the foothills, Keowee offers mountain vistas that greatly enhance traditional recreational activities with beautiful scenery. As a result, the often steep slopes surrounding Lake Keowee are the site of some of the heaviest residential development in the county, leading to growing debate regarding the usage of the resource. The lake's waters are used for power generation, recreation, and water supply. It should be noted that some of Lake Keowee's waters are transferred out of basin by the City of Greenville, a point of growing concern among many of those living near the lake.
- (3) Lake Jocassee- Located in northeast Oconee along the county's border with Pickens County, Lake Jocassee's 7,565 acres of clear mountain waters are formed by the impoundment of the Toxaway, Whitewater, and Thompson Rivers. The lake, whose bottom lies approximately 324 feet below surface at its deepest point, was built by Duke Power Corporation for power generation soon after

Lake Keowee was completed in the early 1970's. Lake Jocassee's natural shoreline is protected by both thousands of acres of public lands and extremely rough terrain.

- (4) Lake Yonah- Completed in 1925, Lake Yonah was constructed on the Tugalo River to generate hydroelectric power for the Georgia Power Company. Currently offering public access as at two relatively remote Georgia landings, public use of Lake Yonah has traditionally been relative light. In recent years, however, the 325-acre impoundment has been the scene of increased development, particularly on the Georgia side. Extremely steep terrain and an isolated location generally restricts public access on the Oconee side to boat and barge traffic.
- (5) Lake Tugalo- Located upstream from Lake Yonah, Lake Tugalo was one of a series of hydroelectric dams constructed in the early years of the twentieth century by Georgia Power Company. Lake Tugalo's 597 acres of water stretch along the South Carolina/ Georgia border from the end of Section 4 of the Wild and Scenic Chattooga River to its confluence with the Tallulah River.

In addition to the waters listed above, Oconee County's borders encompass a number of private lakes, with many of them home to a number of lakefront communities. Among these are:

- a. Lake Becky
- b. Lake Chattooga
- c. Lake Cheohee
- d. Lake Cherokee
- e. Crystal Lake
- f. Lake Jemiki
- g. Mountain Rest Lake
- h. Whitewater Lake

The following rivers and creeks are generally considered to be among Oconee County's most significant streams:

- (1) Chattooga River- Considered by many to be the jewel of natural resources in Oconee County, the Chattooga flows out of North Carolina and forms approximately 40 miles of border between South Carolina and Georgia. It is widely acclaimed to be one of the best whitewater rivers in the nation, with rapids ranging from Class III to Class V. The Chattooga, one of the first Wild and Scenic Rivers in the nation, attracts thousands of visitors to the county each year.
- (2) Tugalo River- Before the creation of Lakes Yonah, Tugalo and Hartwell, the Tugalo River (sometimes spelled Tugaloo) began at the confluence of the Chattooga and Tallulah Rivers and flowed southeastward to its confluence with the Seneca River, the beginning of the Savannah River. Though today's remaining short section of the river only flows out of Lake Yonah into the backwaters of Lake Hartwell, the Tugalo was once a main artery of travel and commerce for early residents of the region.
- (3) Chauga River- For years the Chauga has been overshadowed by the larger and more famous Chattooga River. Recently, however, the pristine Chauga has begun to attract its share of attention from both whitewater enthusiasts (who extol the river's Class V rapids) and conservationists. Approximately 14 miles of the river flow through U.S. Forest Service lands before entering developed areas near the headwaters of Lake Hartwell, the Chauga's ultimate destination.
- (4) Thompson River- Beginning in North Carolina, the Thompson flows south into Oconee County's Lake Jocassee. This remote river, which is noted for rugged terrain and beautiful waterfalls, supports a healthy population of native trout.

- (5) Coneross Creek- This stream stands as an example of intense utilization of a smaller water source by a significant portion of the county's population. The creek's waters are used as a water source for the town of Walhalla; drinking water for livestock all along its course; an irrigation source for various activities; a source for dilution of treated outfall from the Oconee Sewer Treatment Facility; hydroelectric power generation near Seneca; recreational fishing; and as it enters the backwaters of Lake Hartwell, boating. Beginning west of Walhalla near the base of Stumphouse Mountain, Coneross Creek flows generally southeast through the heart of what has come to be the most heavily developed section of the county, often suffering from the effects of both its usage and location. DHEC's Bureau of Water has listed 18.26 miles of the Coneross as being impaired from high levels of fecal coliform (see Table NR-6). Among the sources of pollution noted by the agency are improperly operating septic tanks, land application of poultry litter, and access to the stream by livestock.
- (6) Brasstown Creek- This stream flows out of Oconee's mountains through sparsely populated areas, eventually entering the Tugalo River. Noted as a good trout stream by area fishermen, Brasstown Creek flows over one of the more beautiful waterfalls in the region before passing through the Brasstown Creek Heritage Preserve, a habitat for several rare plants.

Other Oconee County streams worthy of note include:

- a. Whitewater River
- b. Little River
- c. Choestoea Creek
- d. Cheohee Creek
- e. Tamassee Creek
- f. Station Creek

## Water Classifications

The South Carolina Department of Health and Environmental Control's (DHEC) Bureau of Water is charged with identifying and classifying the surface waters of South Carolina. These classifications indicate the scope of allowable uses of the waters based on state regulations. Oconee County's classified waters fall into two categories:

- (1) **Fresh Waters (FW)**- suitable for primary and secondary contact recreation and as a source for drinking water supply after conventional treatment in accordance with the requirements of DHEC. Also suitable for fishing, indigenous aquatic fauna and flora, and industrial and agricultural uses.
- (2) **Trout Waters-**
  - a. **Natural (TN)**- suitable for supporting reproducing trout populations and a cold water balanced indigenous aquatic community of fauna and flora, as well as uses listed in Fresh Waters.
  - b. **Put, Grow, and Take (TPGT)**- suitable for supporting growth of stocked trout populations and a balanced indigenous aquatic community of fauna and flora, as well as uses listed in Fresh Waters.

In addition to the classifications, the Bureau of Water enforces quality standards that strictly limit usage of the waters in such a manner as to maintain the classifications assigned to them. (SC Regulation 61-68: Water Classifications and Standards, DHEC)

Table NR-6 lists the classified waters in Oconee County. These range in size from the largest lakes to small creeks, but not all streams in the county are on the list. The state

regulations governing the classifications and standards, however, apply to the listed stream and any unlisted tributaries.

**Table NR-6**

Classified Surface Waters in Oconee County		
Name	*Classification	Description
Bad Creek	ORW	All
Bad Creek Reservoir	FW	“
Battle Creek	TPGT	“
Bear Creek	TN	“
Bearcamp Creek	TN	“
Brasstown Creek	TPGT	“
Burgess Creek	TN	“
Camp Branch	FW	“
Cantrell Creek	TN	“
Chattooga River	FW	From confluence with Opossum Creek to Tugaloo River
Chattooga River	ORW	From NC state line to confluence with Opossum Creek
Chauga Creek (Jerry Creek)	FW	All
Chauga River	ORW	From headwaters to 1 mile above US 76
Chauga River	FW	From 1 mile above US 76 to Tugaloo River
Cheohee Creek	ORW	From Headwaters to end of US Forest Service land
Cheohee Creek	FW	From US Forest Service land to confluence with Tamassee Creek
Choestoea Creek	FW	All
Coneross Creek	FW	“
Corbin Creek	ORW	“
Dark Creek	ORW	“
Devils Fork Creek	TN	“
East Fork Chattooga River	ORW	Form NC state line to confluence with Indian Camp Branch
East Fork Chattooga River	TN	From confluence with Indian Camp Branch to Chattooga River
Fall Creek	FW	All
Fishtrap Branch	FW	“
Hartwell Lake	FW	“
Hemery Creek (Ramsey Creek)	FW	“
Howard Creek	ORW	From headwaters to .3 miles below Highway 130 above flow augmentation system at the Bad Creek Pumped Storage Station dam
Howard Creek	TN	From just above flow augmentation system at the Bad Creek Pumped Storage Station dam to confluence with Devils Fork Creek
Indian Camp Branch	ORW	All
Ira Branch	ORW	“
Jacks Creek	ORW	“
Jerry Creek- SEE CHAUGA CREEK		
Jumping Branch	TN	“
Keowee Lake	FW	“
King Creek	ORW	“
Knox Creek	FW	“
Lake Cheohee	FW	“
Lake Cherokee	FW	“
Lake Jocassee	TPGT	“
Lake Tugaloo	TPGT	“
Lick Log Creek	FW	From headwaters though Thrift Lake
Lick Log Creek	ORW	From Thrift Lake to Chattooga River
Limber Pole Creek	TN	All
Little River	FW	“
Long Creek	FW	“
Martin Creek	FW	“
McKinney's Creek	TN	From headwaters to Highway 25

McKinney's Creek	FW	From Highway 25 to Lake Keowee
Mill Creek	TN	All
Moody Creek	TN	"
Moss Mill Creek	ORW	"
North Little River	TPGT	From confluence of Mill Creek and Burgess Creek to Highway 11
North Little River	FW	Highway 11 to confluence with Little River
Opossum Creek	FW	All
Pig Pen Branch	ORW	"
Pinckney Branch	FW	"
Ramsey Creek- SEE HEMEDY CREEK		
Reedy Branch	FW	"
Sawhead Branch	FW	"
Shoulderbone Branch	FW	"
Slatten Branch	ORW	"
Smeltzer Creek	TN	From headwaters to Highway 130
Smeltzer Creek	TPGT	From Highway 130 to North Fork of Little River
Swaford Crddk	TN	All
Tamassee Creek	ORW	From headwaters to end of US Forest Service land
Tamassee Creek	FW	From US Forest Service land to confluence with Cheohee Creek
Thompson River	TN	All
Tilly Branch	FW	"
Tugaloo River	FW	"
Turpin Branch	FW	"
Unnamed Creek	FW	Enters Little River at Newry
West Fork Townes Creek	TN	"
Whetstone Creek	TN	"
White Oak Creek	TN	From headwaters to Knox Creek
Whitewater River	ORW	From NC state line to Lake Jocassee
Wright Creek	ORW	All

\*FW = Fresh Water; TN = Natural Trout Waters; ORW = Outstanding Resource Waters  
Source: South Carolina Regulation 61-69: Classified Waters, DHEC

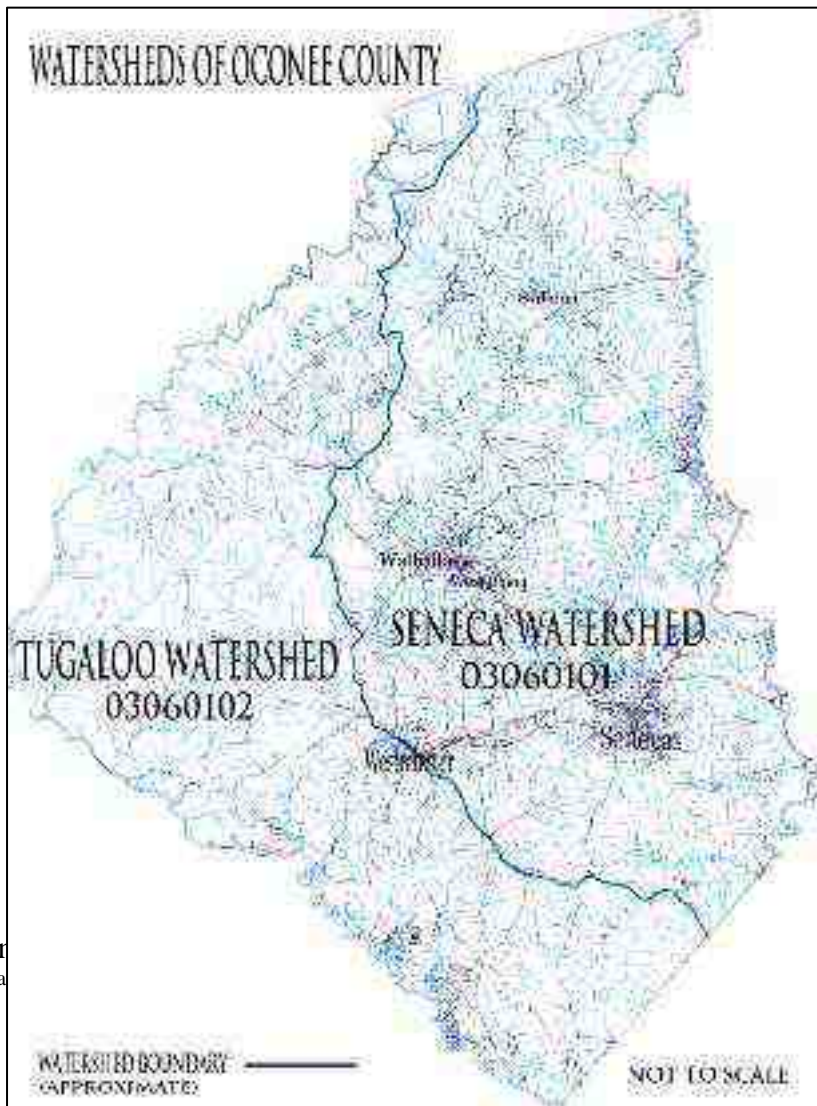
## Watersheds

A watershed is a geographic area into which the surrounding waters, sediments, and dissolved materials drain. The edge of a particular watershed extends along the peak of surrounding topographic ridges, directing all surface runoff within the boundary back into the streams of the watershed. Many watersheds often cover large regions, spreading over many thousands of acres. As a result, it is not uncommon for a single watershed to be crossed by a number of counties lying in different states, making it convenient for various governmental entities within the watershed to coordinate in approaching shared issues. The individual watersheds are designated by the United States Geological Survey (USGS), a division of the United States Department of the Interior.

Oconee County crosses two major watersheds, the Tugaloo Watershed (USGS Cataloging Unit #03060102) and the Seneca Watershed (USGS Cataloging Unit #03060101). The two then empty into the Upper Savannah River Watershed. The upper reaches of the Tugaloo Watershed lie in the southern Appalachian Mountains, with approximately 977 square miles encompassed within the borders. The total perimeter measures approximately 200 miles. Counties crossing the watershed include Clay, Jackson, and Macon in North Carolina; Franklin, Habersham, Hart, Rabun, Stephens, and Towns in Georgia; and Anderson and Oconee in South Carolina. There are approximately 1,274 river miles, as well as 82 lakes totaling 22,655 acres, within the watershed. See Figure NR-2.

As noted above, the other watershed crossed by Oconee County is the Seneca Watershed. Like the Tugaloo Watershed with which it shares its western border, the upper reaches of the Seneca Watershed lie in the Southern Appalachian Mountains, and encompasses approximately 1,024 square miles. The watershed is crossed by Jackson and Transylvania Counties in North Carolina; and Anderson, Oconee, and Pickens Counties in South Carolina. The approximately 160-mile perimeter encloses 123 lakes totaling almost 38,940 acres. See Figure NR-2.

Figure NR-4



Source: Oconee County Planning Department

## Water Supplies

The United States Environmental Protection Agency (EPA) rates Oconee County’s watershed health as very good, with water quality being seen to have a “Low Vulnerability” to threats. At the present time, therefore, county residents relying on community water systems are supplied with an abundant supply of raw water for treatment by water systems. As growth continues near the most sensitive waters, however, chances for damage will increase. This is particularly true for areas with steep slopes and thin soils. Those relying on private wells for their water supply are in similar circumstances, for while most wells offer safe water supplies, highly developed areas offer increased chances of impaired water quality.

## Impaired Waters

The EPA lists waters that are considered to be impaired in quality under the Clean Water Act. Those that flow through Oconee County are listed in Table NR-6.

**Table NR-7**

Clean Water Act Section 303(d) Impaired Waters in Oconee County		
Name	ID	Concern
Lake Hartwell (All)	SC-FCA-9995-1998	PCB’s
Lake Hartwell (Seneca River Arm at Buoy B/W MKRS S- 28A & S-29)	SC-SV-288-1998	Copper
Choestoea Creek (At S-37-49)	SC-SV-108-1998	Pathogens
Norris Creek (At S- 37-435)	SC-SV-301-1998	Pathogens
Beaverdam Creek (At S-37-66)	SC-SV-345-1998	Macroinvertebrate/Pathogens
Coneross Creek (At SC 59)	SC-SV-004-1998	Pathogens
Coneross Creek (At S-37-54)	SC-SV-333-1998	Pathogens
Lake Keowee (Cane Creek Arm)	SC-SV-311-1998	Zinc
Lake Jocassee (At confluence of	SC-SV-336-1998	Copper



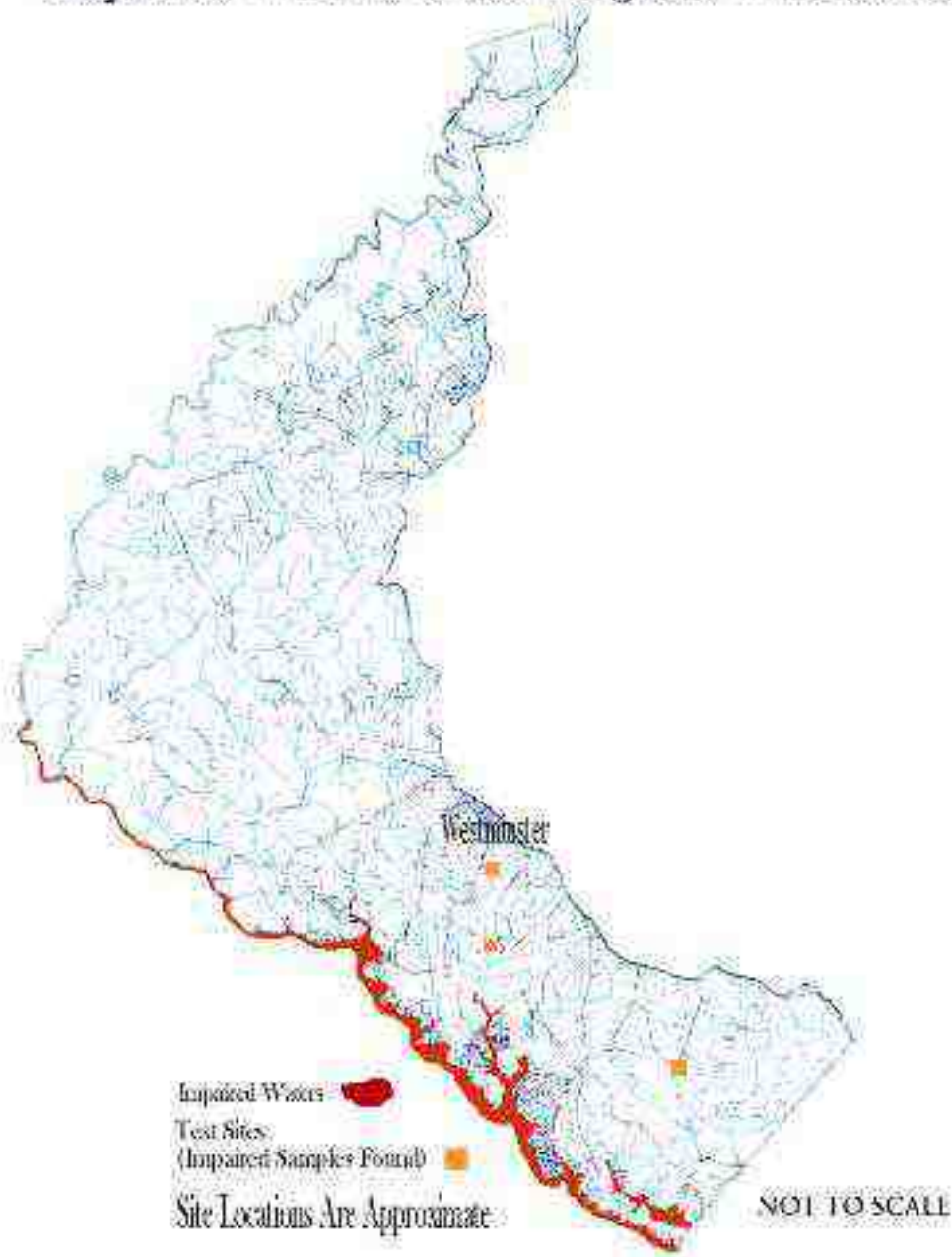
Thompson and Whitewater Rivers)		
Lake Keowee (Above SC 130)	SC-SV-338-1998	Copper
Cane Creek (At S-37-133)	SC-SV-342-1998	Pathogens
Little Cane Creek (At S-37-133)	SC-SV-343-1998	Pathogens

Source: EPA (2000)

Figures NR-3 and NR-4 graphically illustrate the location of the various impaired waters noted in Table NR-6.

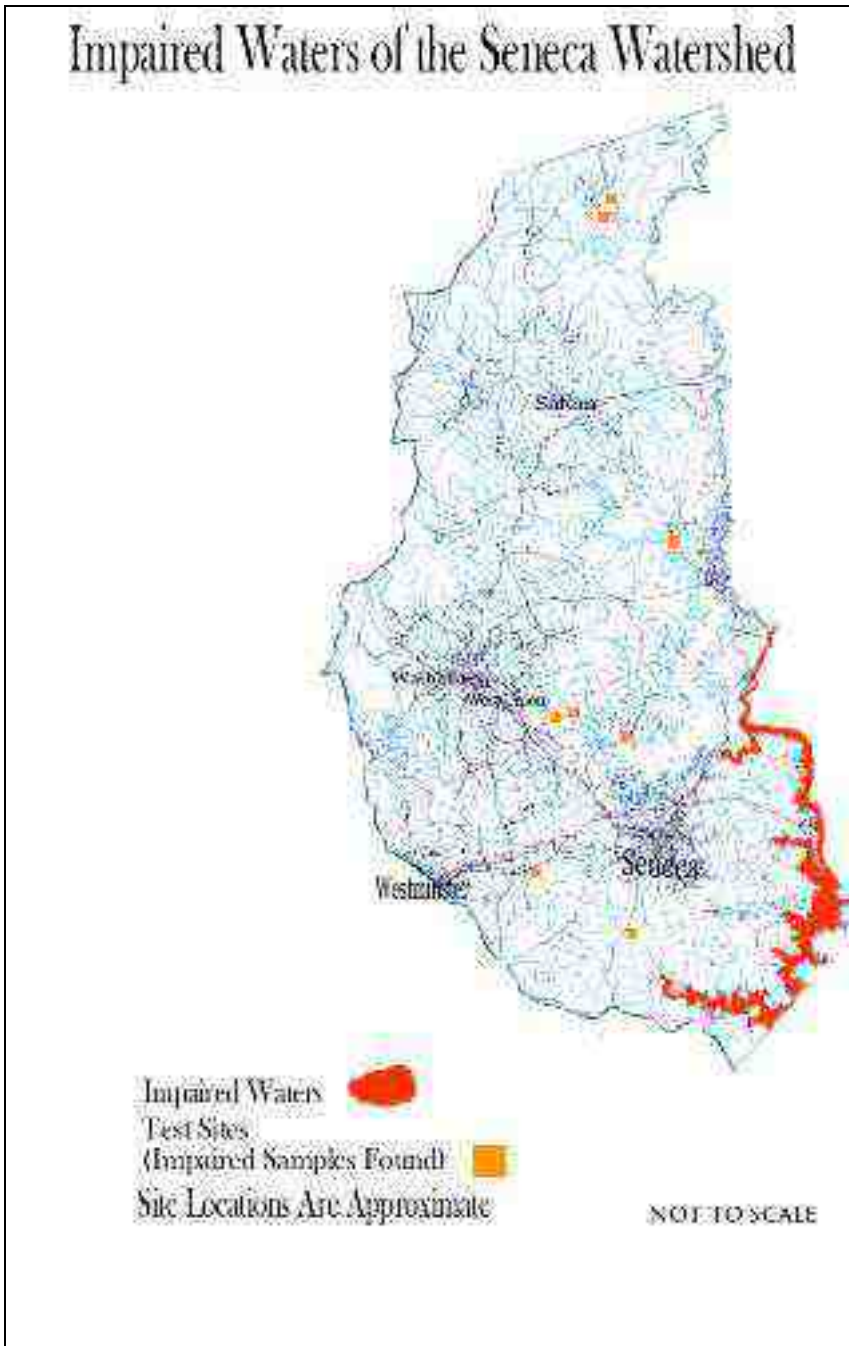
**Figure NR-5**

# Impaired Waters of the Tugaloo Watershed



Source: Oconee Planning Department

Figure NR-6



Source: Oconee Planning Department

## Flora and Fauna

Oconee County is home to a tremendous variety of plants and animals. Because much of northern and western Oconee County is located in the edge of the southern Appalachian Mountains, many life forms not typically found in most other areas of the state may be found there; yet, in the southern end of the county one can find a mix plants and animals typical of what might be seen throughout the rest of piedmont South Carolina. And, as might be expected, the foothills area separating the mountains and piedmont areas offers habitats sometimes acceptable to plants and animals from both regions.



When Europeans first settled in what is today's Oconee County, the forests were primarily comprised of hardwoods interspersed with various stands of softwoods. As the hardwood forests were cleared for limber, farming and other uses, lands allowed to grow back were often taken over by the faster growing softwoods, particularly pines, permanently altering the character of the region. Today, in the piedmont section of the county the most important trees include: loblolly pine; shortleaf pine; Virginia pine; red cedar; yellow poplar; sweetgum; cottonwood; blackgum; ash and oak. In the mountainous forests the dominant trees include white pine; pitch pine; shortleaf pine; Virginia pine; hemlock; red cedar; various oaks; black walnut; and yellow poplar. (Soil Survey of Oconee County) In 1990, over 268,000 acres of Oconee County were counted as forestland. (South Carolina Statistical Abstract)

Many Oconee residents are avid sportsmen, particularly devoting large amounts of time and money to the pursuit of hunting and fishing. Among the game animals found in the county include whitetail deer, wild turkey, rabbits, squirrels, doves, and quail. Black bear and wild boars are hunted in the mountainous areas. In addition, a few individuals remain devoted to the traditional sports of hunting raccoon and opossum. Also, Oconee County fishermen pursue a variety of species, including bass, trout, crappie, bream, and catfish. Many state record fish have been taken from Oconee waters. Of particular note among county lakes in recent years has been Lake Jocassee, the source of quite a few record-setting trout. Mention must also be made of Oconee's cold, pristine streams, home to a number of trout populations, both stocked and native.

Oconee County's sparsely populated remote areas often act as a haven for plants and animals long gone from more developed areas. As a result, Oconee County is widely recognized as a special environment, providing habitats unavailable in most other regions. Table NR-7 provides an inventory of Oconee County's rare, threatened and endangered plants and animals listed by the South Carolina Department of Natural Resources.

**Table NR-8**

<b>Rare, Threatened &amp; Endangered Species found in Oconee County (Updated 03/28/01)</b>			
<b>Common Name<sup>1</sup></b>	<b>Global Rank<sup>2</sup></b>	<b>State Rank<sup>3</sup></b>	<b>Legal Status<sup>4</sup></b>
Cooper's Hawk	G5	S?	SC
Striped Maple	G5	S1S2	SC
Blue Monkshood	G4	S2	SC
Brook Floater	G3	S?	SC
Nodding Onion	G5	S?	SC
Smooth Indigobush	G4?	S?	SC
Green Salamander	G3G4	S1	SC
Pipevine	G5	S2	SC
Single-Sorus Spleenwort	G4	S1	RC
Black-Stem Spleenwort	G5	S1S2	SC
Walking-Fern Spleenwort	G5	S2	SC
Maidenhair Spleenwort	G5	S?	SC
Georgia Aster	G2G3	S?	SC
New England Aster	G5	S?	SC
Yellow Birch	G5	S?	SC
Brook Saxifrage	G4	S1	SC
Mountain Bitter Cress	G2G3	S?	SC
Divided Toothwort	G4?	S?	SC
Narrowleaf Sedge	G5	S?	SC
Fort Mountain Sedge	G3	S?	SC
Appalachian Sedge	G4	S?	SC
South Carolina Sedge	G4	S?	SC
Biltmore Sedge	G3	S1	NC
Graceful Sedge	G5	S?	SC
Manhart Sedge	G3	S?	SC
Eastern Few-Fruit Sedge	G4	S?	SC
Longstalk Sedge	G5	S1	SC
Plantain-Leaved Sedge	G5	S?	SC
Drooping Sedge	G4	S?	SC
Rough Sedge	G5	S?	SC
Tussock Sedge	G5	S?	SC
Pretty Sedge	G4	S?	SC
Scarlet Indian-Paintbrush	G5	S2	RC
Blue Cohosh	G4G5	S2	SC
Evan's Cheilolejeunea	G1	S1	SC
Southern Broadleaf Enchanter's Nightshade	G5	S?	SC
Enchanter's Nightshade	G5T5	S1	SC
Southern Red-Backed Vole	G5	S2S3	SC
Carolina Red-Backed Vole	G5T4	S2S3	SC
Whorled Horse-Balm	G3	S?	SC
Rafinesque's Big-Eared Bat	G3G4	S2?	SE
Hellbender	G4	S?	SC
Large Yellow Lady's-Slipper	G5	S?	SC
Bulblet Fern	G5	S?	SC
Lowland Brittle Fern	G5	S?	SC
Seepage Salamander	G3G4	S?	SC
Wild Bleeding-Heart	G4	S?	SC
Umbrella-Leaf	G4	S1	RC
Glade Fern	G5	S1	SC
Goldie's Woodfern	G4	S1	SC
Evergreen Woodfern	G5	S?	SC
Smooth Coneflower	G2	S1	FE/SE
Yellow Lance	G2G3	S?	SC
Wahoo	G5	S1	SC
Hollow Joe-Pye Weed	G5?	S?	SC
Mountain Witch-Alder	G3	S1	RC
Showy Orchis	G5	S?	SC
Teaberry	G5	S1	SC
Black Huckleberry	G5	S?	SC
Virginia Stickseed	G5	S?	SC
Liverleaf	G5	S?	SC

Little-Leaved Alumroot	G4	S?	SC
American Water-Pennywort	G4	S?	SC
Small Whorled Pogonia	G2	S1	FT/ST
Butternut	G3G4	S?	SC
Naked-Fruited Rush	G4	S?	SC
Woods-Rush	G5	S?	SC
Ground Juniper	G5	S?	SC
False Dandelion	G3	S?	SC
Large Twayblade	G5	S?	SC
Kidney-Leaf Twayblade	G4	S?	SC
Yellow Honeysuckle	G5?	S2	SC
Climbing Fern	G4	S1S2	SC
Fraser Loosestrife	G2	S1	RC
Canada Moonseed	G5	S?	SC
Two-Leaf Bishop's Cap	G5	S?	SC
Oswego Tea	G5	S?	SC
Sweet Pinesap	G3	S1	RC
Eastern Small-Footed Myotis	G3	S1	ST
Little Brown Myotis	G5	S3?	SC
Northern Myotis	G4	S3S4	SC
Indiana Myotis	G2	S1	FE/SE
Eastern Woodrat	G5	S3S4	SC
Southern Appalachian Woodrat	G5T4Q	S3S4	SC
Nestronia	G4	S2	SC
Adder's-Tongue	G5	S?	SC
One-Flowered Broomrape	G5	S?	SC
Hairy Sweet-Cicely	G5	S?	SC
Outcrop	G?	S?	SC
Allegheny-Spurge	G4G5	S1	RC
American Ginseng	G3G4	S2S3	RC
Hairy-Tailed Mole	G5	S?	SC
Kidneyleaf Grass-of-Parnassus	G4	S1	RC
Purple-Stem Cliff-Brake	G5	S1	RC
Fernleaf Phacelia	G5	S1	SC
Streambank Mock-Orange	G5	S1	SC
Gorge Leafy Liverwort	G2	S?	SC
Mountain Wavy-Leaf Moss	G3	S?	SC
Gay-Wing Milkwort	G5	S1	SC
Pickerel Frog	G5	S?	SC
Wood Frog	G5	S3	SC
Blacknose Dace	G5	S1	SC
Large-Leaved Mniun	G5	S?	SC
Catawba Rhododendron	G5	S?	SC
Sun-Facing Coneflower	G2	S1	NC
Large-Fruited Sanicle	G4	S1	SC
Lettuce-Leaf Saxifrage	G5	S?	SC
Oconee-Bells	G2	S2	NC
White Goldenrod	G5	S1	SC
Cinereus or Masked Shrew	G5	S?	SC
Pygmy Shrew	G5	S4	SC
Eastern Spotted Skunk	G5	S3S4	SC
Clingman's Hedge-Nettle	G2Q	S1	SC
Broad-Toothed Hedge-Nettle	G5T4T5	S1	SC
Mountain Camellia	G4	S2	RC
Swamp Rabbit	G5	S3	SC
New England Cottontail	G4	S2?	SC
Red Squirrel	G5	S3?	SC
Soft-Haired Thermopsis	G4?	S?	SC
Heart-Leaved Foam Flower	G5T5	S?	SC
Carolina Tassel-Rue	G5	S?	SC
Bristle-Fern	G4	S1	RC
Dwarf Filmy-Fern	G4G5	S2	RC
Faded Trillium	G3	S?	SC
Large-Flower Trillium	G5	S?	SC
Persistent Trillium	G1	S1	FE/SE

Southern Nodding Trillium	G3	S?	SC
A Trillium	G3	S?	SC
Painted Trillium	G5	S?	SC
Nodding Pogonia	G4	S2	SC
Barn-Owl	G5	S4	SC
American Bog Violet	G5T5	S?	SC
Yellow Violet	G5	S?	SC
Three-Parted Violet	G5	S?	SC
Three-Parted Violet	G5T?	S?	SC
Three-Parted Violet	G5T3?	S?	SC
Piedmont Strawberry	G2	S2	RC
Waterfall	G?	S?	SC
Eastern Turkeybeard	G4	S1	SC
Meadow Jumping Mouse	G5	S?	SC

<sup>1</sup>Reference *South Carolina Rare, Threatened & Endangered Species Inventory* (S.C. Dept. of Natural Resources) for scientific name

<sup>2</sup>Global Rank- Degree of endangerment world-wide (The Nature Conservancy)

G1: Critically imperiled globally because of extreme rarity or because of some factor(s) making it especially vulnerable to extinction

G2: Imperiled globally because of rarity or factor(s) making it vulnerable

G3: Either very rare throughout its range or found locally in a restricted range, or having factors making it vulnerable

G4: Apparently secure globally, though it may be rare in parts of its range

G5: Demonstrably secure globally, though it may be rare in parts of its range

GH: Of historical occurrence throughout its range, with possibility of rediscovery

GX: Extinct throughout its range

G?: Status unknown

<sup>3</sup>State Rank- Degree of endangerment in South Carolina (The Nature Conservancy)

S1: Critically imperiled state-wide because of extreme rarity or because of some factor(s) making it especially vulnerable to extirpation

S2: Imperiled state-wide because of rarity or factor(s) making it vulnerable

S3: Rare or uncommon in state

S4: Apparently secure in state

S5: Demonstrably secure in state

SA: Accidental in state (usually birds or butterflies that are far outside normal range)

SE: Exotic established in state

SH: Of historical occurrence in state, with possibility of rediscovery

SN: Regularly occurring in state, but in a migratory, non-breeding form

SR: Reported in state, but without good documentation

SX: Extirpated from state

S?: Status unknown

<sup>4</sup>Legal Status

FE: Federal Endangered

FT: Federal Threatened

PE: Proposed for Federal listing as Endangered

PT: Proposed for Federal listing as Threatened

C: Candidate for Federal listing

NC: Of Concern, National (unofficial- plants only)

RC: Of Concern, Regional (unofficial- plants only)

SE: State Endangered (official state list- animals only)

ST: State Threatened (official state list- animals only)

SC: Of Concern, State

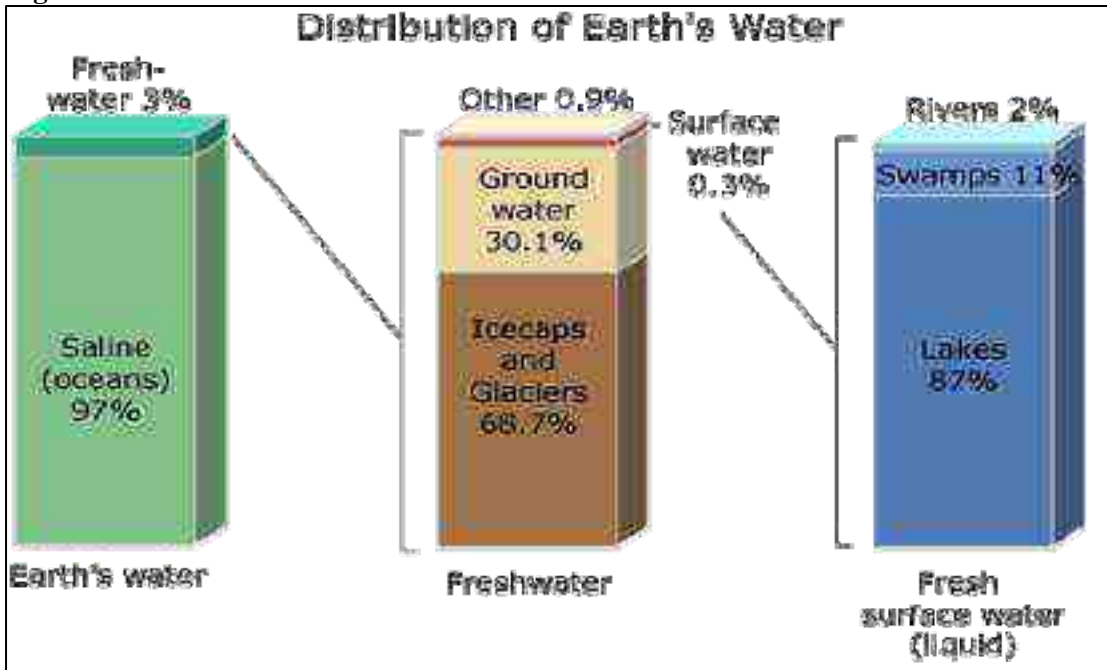
SX: State Extirpated

Source: *South Carolina Rare, Threatened & Endangered Species Inventory: Species Found in Oconee County* (S.C. Dept. of Natural Resources)

## Water 2009 Update

Water availability is closely related to the climate of a particular area. However, the cost of producing clean drinking water is dependent on water availability and the amount of pollution existing in the water. Water is a problem, not only in Oconee County but all around the world. Part of the reason for this is that most of the earth's water is contained in the oceans, while only three percent is fresh water. Of that three percent, the vast majority is found in the icecaps and glaciers. Surface water makes up only 0.9 % of the earth's water resources, and yet is the resource used for most of the drinking water in our region.

**Figure NR-8**



Source: USGS

The United States is blessed to have an abundance of available drinking water. However, the Southeastern part of the country has had a drought that has been looming over the region. The amount of rainfall in the region has been considerably low in recent years. Lake levels have dropped to as low as thirty feet, leaving quite an impression! Relics of yester years have emerged briefly, revealing what once was. The visibility of the drought has had led to an increasing concern over the last several years over the lack of water in the region. Drought conditions have become quite severe, impacting individuals, agriculture, the local economy and the environment. Farmers have been forced to purchase hay from other regions or sell some of their stock due to the lack of rain. The tourist industry has also been affected by the drought with the closing of marinas and boat ramps.

Drought is a natural event which occurs over a period of time with less than normal rainfall. Many ways of measuring a drought have been developed in the United States, which adds to the difficulty of defining and quantifying its occurrence. Two of the more



common drought indices are the Palmer Drought Severity Index (PDSI) and the Standardized Precipitation Index (SPI). The Palmer Drought Severity Index considers water supply (precipitation), demand (evaporation), and loss (runoff). On the other hand, the Standardized Precipitation Index considers only precipitation. In both indices, a negative number indicates drought and a positive number represents wet conditions.

Similarly, the South Carolina Water Plan<sup>5</sup> defines a “drought as a period of diminished precipitation that results in negative impacts upon the hydrology, agriculture, biota, energy, and economy of the State.” The plan also categorizes droughts into three categories. A meteorological drought is simply a period of time in which there is less rainfall than the average over the given time interval. An agricultural drought causes real damage to the areas crops and farmland. “This type occurs when soil moisture availability to agricultural crops is reduced to a level causing adverse effects on the agricultural production of a region.”<sup>6</sup> The final classification of drought is a hydrological drought which is signified by a shortage of water in streams, lakes, and ground water supplies.<sup>7</sup> During the past five years, we have been experiencing all three classifications of drought in our area. In 2009, increasing rainfall has filled up the lakes and returned water tables to pre-drought conditions.

In Oconee County, from September of 2005 till the present, rainfall has been below normal according to the Palmer Drought Index, computed by the Regional Drought Monitor (SC State Climatology Office). According to the Standardized Precipitation Index for March 2007 – February 2009 the majority of Oconee is shown as exceptionally dry (-2.00 and below) and a small area in the northern area of the county is indexed as extremely dry (-1.99 to -1.60). Local conditions have been tracked by the South Carolina Department of Natural Resources and one can see that Oconee County was significantly impacted by extreme drought conditions.

---

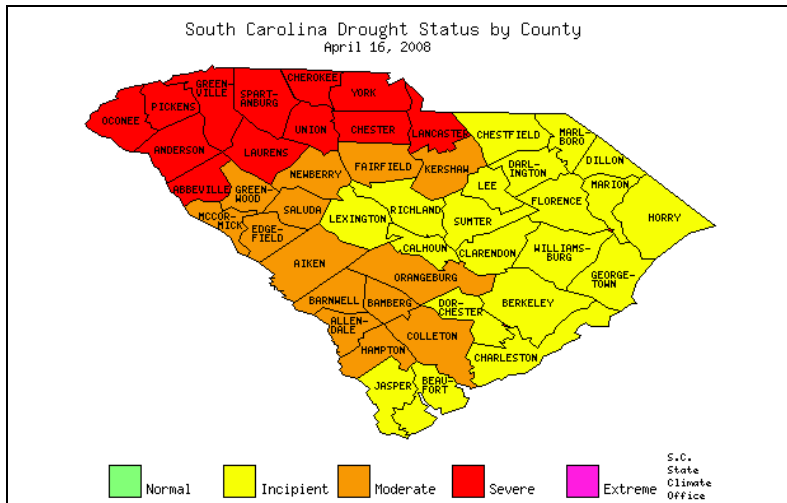
<sup>5</sup> South Carolina Water Plan. Second Edition. South Carolina Department of Natural Resources: Land, Water, and Conservation Division. January 2004.

<sup>6</sup> Ibid.

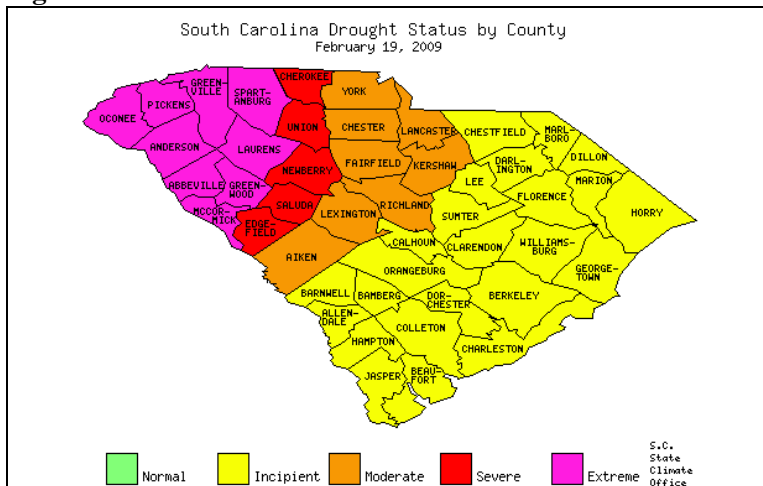
<sup>7</sup> Ibid.



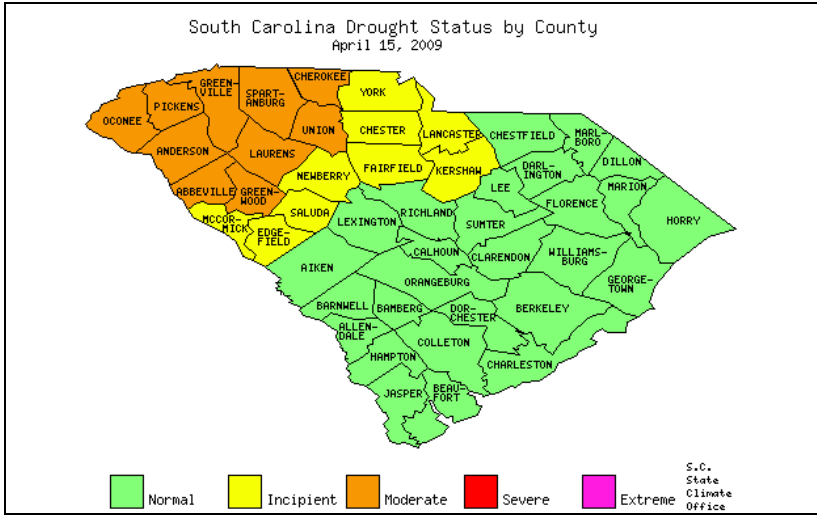
**Figure NR-12**



**Figure NR-13**



**Figure NR-13**



The latest drought map shows the recent rains have improved conditions. What these maps are not showing is that the region is just beginning the “dry” season and if the rain pattern of the previous years hold, we will quickly move back into a severe or extreme drought. However, other sources also indicate that the drought status is improving. According to the National Weather Service Climate Prediction Center, drought conditions are expected to improve in the region just to our north.

Figure NR-14

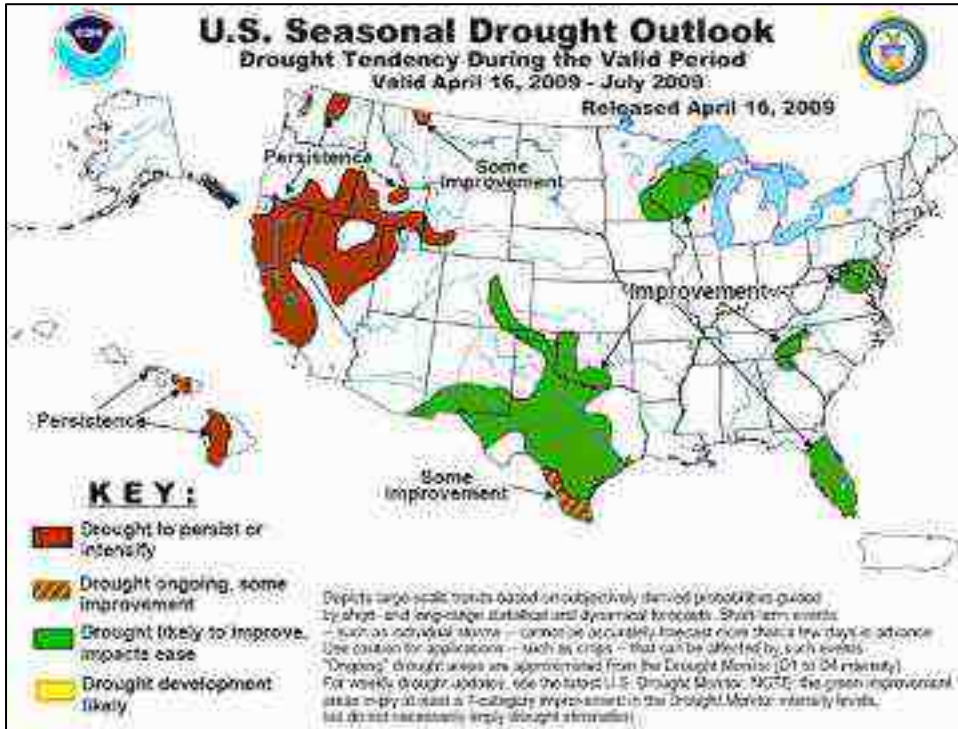
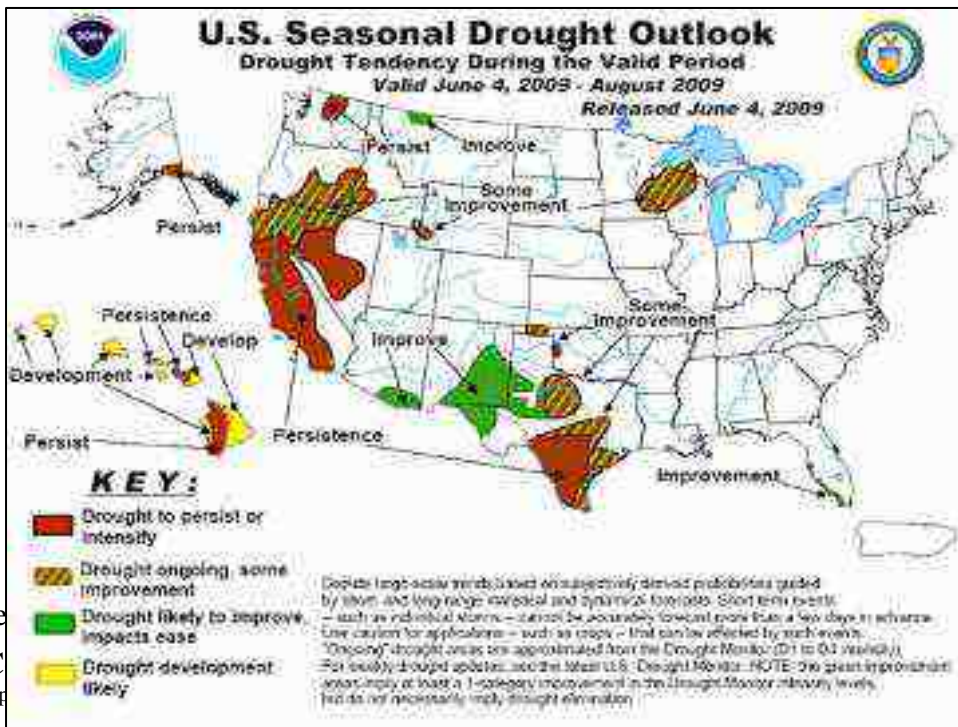


Figure NR-15



re  
C  
Up

ue, but the fact  
ater resources  
rces 36 of 46

for generations to come. Past experiences have shown that the rainfall we receive one year is nothing to hang our hats on for the next. The South Carolina State Climatology Office has produced a publication listing fifty water saving tips and it can be found online at: [http://www.dnr.sc.gov/climate/sco/Publications/50\\_ways\\_to\\_save\\_water.php](http://www.dnr.sc.gov/climate/sco/Publications/50_ways_to_save_water.php). Using the South Carolina Drought Response Program as a guide, Oconee County should consider developing a local drought management plan. “A drought management plan outlines a comprehensive program of action that enables communities to recognize and deal with drought. . . An effective plan provides for monitoring water supplies and uses; identifying alternative water sources, including any arranging hookups to neighborhood water supplies; developing education programs and demand reduction strategies; defining implementation and enforcement mechanisms; and outlining review and update procedures.”<sup>8</sup> Having a document of this nature will aid local officials in dealing with major drought events in the future.

Water can no longer be taken for granted in South Carolina and Oconee County. With the overwhelming presence of water in our county it is easy to take the availability of water for granted but if those resources are allocated to others, Oconee County may be left wanting. The State’s water plan sets out to answer the question: “what steps should the State take now to ensure that adequate amounts of water will be available in the future?” Oconee County must not only ask this question, we must answer it and act to ensure that adequate water is available for generations to come. South Carolina’s water falls under the Public Trust doctrine which means water is too important to be owned by any one person. Therefore, we must work to manage our water resources so that all those involved will access to the water they need. This will mean that during drought conditions that all users share in reducing daily usage.

Water quality is vital to the long term health of the region and worthy of our best efforts to ensure safe, clean water for generations to come. Over the past decade there have been approximately 1000 new residential homes (mobile homes and stick built) per year added to the tax roles. (In the early part of the decade, mobile homes made up a larger portion of the new residences in the county; however lending laws changed and the percentage of mobile homes added to the tax roles decreased significantly.) The average household water usage per day is 350 gallons of water. This means that over the past 10 years, without considering industry, schools, and commercial increases in water usage, the County has increased its water usage by 3,500,000 gallons per day by simply supplying homes with water! The time to preserve water is now, before it is too late!

However, water quantity is also very important in the life of the county. Well placed and sufficient infrastructure preserves natural lands by limiting the areas where development can readily go, thus protecting the natural environment. Public waters systems do more than just provide safe drinking water to businesses and homes. When public water is available with the proper amount of water flow, fire insurance rates will decrease. According to Dennis Gage, the manager of the Natural Hazards Mitigation Division, “communities that don’t have a public water system can still obtain a good fire suppression classification system from the Insurance Services Office (ISO) by using alternative water sources and proper delivery of equipment.”<sup>9</sup> However, for a community to get credit it must have documented permission to

---

<sup>8</sup> SC Department of Natural Resources. “The South Carolina Drought Response Program”.

<sup>9</sup> Gage, Dennis. “No Hydrants Required.” Firechief. Penton Media. 1 Nov. 2001. [Accessed online] [http://firechief.com/mag/firefighting\\_no\\_hydrants\\_required/](http://firechief.com/mag/firefighting_no_hydrants_required/). April 28, 2009.

use the water source, an all- weather access road to the fill site capable of supporting the responding fire apparatus, access to the water during freezing weather, ability to draft water 365 days a year, documentation that water can withstand a 50 year drought, and documentation that the water supply has a capacity to support a minimum draw of 250 gallons per minute for two hours (minimum of 30,000 gallons).<sup>10</sup> Water resources should be used and devoted to ensuring that adequate fire protection is available throughout the county. Continuing to strategically place water tanks and dry hydrants in rural areas is one way of serving the citizens. Developers also have a role to play if they develop in areas that have no public water. They need to incorporate into their development plans adequate water quantities to provide fire protection. During times of drought, water storage facilities and dry hydrants should be checked regularly and adjustments made accordingly.

The Oconee Soil and Water Conservation District and the USDA-Natural Resources Conservation Service state that great strides have been made and continue to be made in the protection and improvement of water quality as compared to previous decades. Federal and State cost share programs and grants encourage the implementation of conservation practices which protect water such as livestock exclusion from natural water bodies, the maintenance of natural vegetative buffers along stream corridors, and appropriate application and timing of nutrients and pesticides in agricultural fields. Water quality and water conservation practices will continue to receive emphasis in technical and financial assistance programs, because the demand for clean, reliable sources of water will increase as the population increases. Since the misuse and pollution of water is easily observable, insuring the protection of water will remain at the forefront of public concern.

The State’s water plan states that two of the most important elements in water resource management are knowing how much water is available and knowing how much is being used. We agree. Oconee County can begin to ensure the most effective use of its water resources by conducting a comprehensive water study for our area. This study should strive to answer how much water is available, how is it currently allocated, how much is available for future allocation, and at what point during drought conditions will all users need to be on water restrictions. When resources are becoming scare everyone must share the burden of conservation; including those permits that take water out of one basin into another. A flow rate analysis should also be part of this study for all water coming into Oconee County. Answering the question of how much water is available in Oconee will allow us to ensure state and federal regulations are being followed. Of course the man made lakes in the region contain large portions of the available water. The following table shows the surface area and volume of Lake Hartwell, Keowee, and Jocassee. The second table shows an estimated amount of surface water area in Oconee County.

**Table NR-9**

<b>State Rank</b>	<b>Lake</b>	<b>Drainage Basin</b>	<b>Lake Operator</b>	<b>Surface Area (acres)</b>	<b>Volume (acre-feet)</b>
-------------------	-------------	-----------------------	----------------------	-----------------------------	---------------------------

<sup>10</sup> Ibid.

1	Hartwell	Savannah	Corps of Engineers	56, 000	2,549,000
6	Jocassee	Savannah	Duke Power	7,565	1,185,000
8	Keowee	Savannah	Duke Power	18,372	1,000,000

Source: South Carolina Water Plan 2006

**Table NR-10**

Lakes	Oconee County	Anderson County	Pickens County
Jocassee	5,310		2,043
Keowee	13, 102		5,270
Hartwell	11,632	23,633	1,590
Tugaloo	225		
Yonah	160		
Secession		244	
Broadway		640	
Russell		800	
Total Acreage	30,489	25,317	8,903

Any study undertaken to answer how much water is available to meet all the needs of the area must take into account evapotranspiration. As surface area increases, evaporation also increases. Water lost to the atmosphere should still be thought of a type of withdrawal because water is removed from the lake and does not enter the downstream system. Any allocation mechanism must include in the 100- day withdrawal-volume calculation an estimation for water lost due to evaporation.

A monitoring system must be developed if we are to accurately gauge the quantity of water. Without accurate data on how much water is available, no water resource management program can be successful.<sup>11</sup> Currently, there is only one monitoring station in Oconee County. South Carolina’s water plan also states that having an adequate number of properly located gauges is vital to the effectiveness of the monitoring network, but it is also very important that these gauges are continuously operated at the same location for a long period of time. With only one station, it will be difficult to monitor the water resources in the County like they should be. Therefore, Oconee County should work with Federal and State agencies to develop a stream monitoring system that will track the available quantity and quality of the water in the major streams and rivers in the County.

The establishment of a county wide monitoring system will provide the data we need to have to determine the appropriate allotments of water. Once this is established, the county will be able to acquire an accurate *7Q10* for Oconee County that will facilitate monitoring the flow of water leaving the County. The *7Q10* is defined “as the lowest mean streamflow over seven (7) consecutive days that can be expected to occur in a ten (10) year period. In any year, there is a ten percent (10%) probability that the average flow for seven (7) consecutive days will be equal to or less than the *7Q10*.”<sup>12</sup> If stream flows for seven days reach the defined *7Q10*, water availability would be in jeopardy if all the water is allocated.

<sup>11</sup> South Carolina Water Plan. Second Edition. South Carolina Department of Natural Resources: Land, Water, and Conservation Division. January 2004.

<sup>12</sup> Ibid

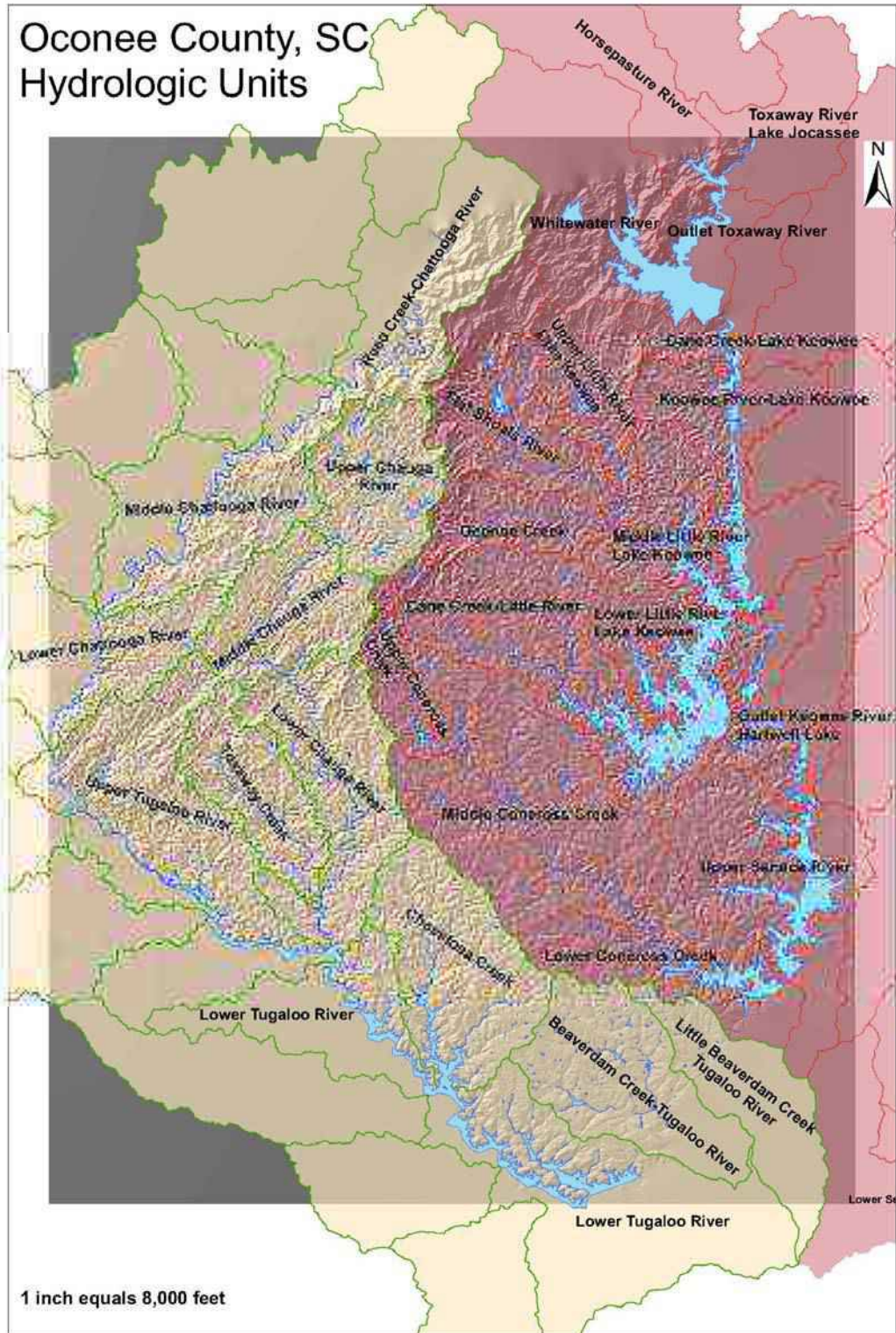


The problem would increase exponentially if the assumptions that have been made on the quantity of water in Oconee County exceed the 7Q10. As the State Water Plan states, we need to know what flow levels are required in our streams to protect public health and safety, maintain fish and wildlife, and provide recreation, while promoting aesthetic and ecological values. The minimum required flows that need to be maintained will provide for the protection of water quality (is there enough water to adequately dilute pollution?); protect fish and wildlife (is there enough water for wildlife to survive?); maintain navigability (if water course is navigable, what is the minimum amount of water needed to maintain navigability?).

Water quantity and water quality go hand in hand. Oconee County not only needs to protect the quantity of the region's water but also the quality. What good is it to have a large quantity of water that is too polluted to use. County Council has put in place a vegetative buffer of twenty-five feet around the major lakes of the region. A natural buffer helps to maintain water quality by filtering water before it reaches the lake. Some argue that twenty five feet is not enough to achieve the desired results and would like to see a buffer closer to fifty or seventy five feet. If we are serious about the quality of our region's water, a discussion of increasing the buffer will need to take place. This discussion must include applying this buffer to all properties along the lake front so that there is not a patch work of natural buffers along the shore line. Buffers will work if everyone contributes. Other methods of ensuring water quality occur through soil conservation and best management practices that include the minimization of fertilizer use on domestic lawns and golf courses. Another avenue for increasing the quality of water in the region's lakes is to provide more boat dump stations on the lakes. Possible sites may include county maintained parks and landings, which currently have no boat dump stations. Any water plan for Oconee County needs to address the quality of the area water and provide common sense measures for improving the area's water resources.

The following map identifies all the sub-basins in Oconee County that would need to be considered when this study is undertaken:

Figure NR-16



## Unique Natural Resource-Based Recreational Opportunities

Recreational activities have become a significant part of Oconee County's economic life in recent years. While it is true that many other counties and cities across the nation have experienced similar trends, the changes in Oconee seem to have come about with less effort and expense than has been the case in many other places. For, unlike those areas that rely on manmade amusement activities to attract crowds, Oconee's recreational pursuits tend to center on its natural assets. Unfortunately, however, because these assets have too often been taken for granted, litter, vandalism, and pollution have occasionally threatened what is now an integral part of the Oconee County economy and lifestyle. Increasingly, however, attention is being focused on such issues, raising hopes for the future of Oconee's natural resources. If successful, such efforts will insure that the benefits of the county's natural assets will be enjoyed by many generations of Oconee County residents to come.

Perhaps Oconee County's best-known unique recreational resource is the Wild and Scenic Chattooga River. The river, which gained international attention during the 1970's as the backdrop for the movie "Deliverance", has attracted many thousands of individuals to the area in the last several decades. The stream has also led to the development of a small industry centered on whitewater sports, with a number of companies offering the public a chance to experience adventurous outdoor activities in Oconee. As a result, the county has experienced a significant economic boost from the river-related activities, with many unrelated businesses benefitting from the increased traffic.

Due to the combination of steep terrain and abundant streams, Oconee County boasts a wonderful collection of waterfalls. Although many guidebooks list up to eighteen of the more prominent ones, many smaller unnamed, yet beautiful, waterfalls may be found throughout the county. The better known Oconee waterfalls include:

- (1) Whitewater Falls- When taken as a unit, this series of six waterfalls located on the border of Oconee County and North Carolina comprises the highest series of waterfalls in eastern North America. Although the North Carolina's upper falls section is easily accessible more frequently visited, Oconee's Lower Whitewater Falls offers visitors a spectacular view of the Whitewater River cascading over a drop of 200 feet.
- (2) Issaqueena Falls- Located above Walhalla near another Oconee attraction, the Stumphouse Tunnel, this easily accessible 100-foot waterfall is one of the most popular waterfalls in the region.
- (3) Station Cove Falls- This stepped waterfall, located in the Tamassee area, has a listed height of 60 feet. An added attraction to the waterfalls is the number of wildflowers and native plants growing in the area.
- (4) Yellow Branch Falls- Accessible from the Yellow Branch Picnic Area off of Highway 28, this 50-foot vertical waterfall has often been overlooked in favor of those easier to reach. Recent trail improvements, however, have made Yellow Branch Falls potentially one of the most popular in the area.
- (5) Chauga Narrows- Seen by some as a waterfall, by others as a difficult whitewater rapid, the Chauga Narrows is a 25-foot drop of the Chauga River spaced within 200 feet. The Narrows is located in the Whetstone area.

- (6) Brasstown Falls- Situated to the west of Westminster on Brasstown Creek, this waterfall is composed of a series of drops over which the stream descends 120 feet.

Other named waterfalls include:

- a. Opossum Creek Falls
- b. Long Creek Falls
- c. Fall Creek Falls
- d. Riley Moore Falls
- e. Blue Hole Falls
- f. Lee Falls
- g. Licklog & Pigpen Falls
- h. Big Bend Falls
- i. Miuka Falls
- j. King Creek Falls
- k. Spoon Auger Falls
- l. Bee Cove Falls



Oconee County also offers a variety of other unique natural features. Scenic vistas can be found at many points throughout the mountainous areas of the county. Hikers can choose from many miles of trails, ranging in difficulty from easy nature trails to the challenging Foothills Trail, which spans 85 miles between Oconee State Park and Jones Gap State Park, in Greenville County, SC. Camping is available all across the county, with campsites available at state and county parks, Corps of Engineers campgrounds, designated Forest Service areas, and privately owned facilities. For the less adventurous, both the Savannah River Scenic Highway and the Cherokee Foothills Scenic Highway begin in Oconee County, providing motorists and bicyclists many miles of picturesque travel.

## Analysis

Oconee County's natural resources have played a major role in shaping the lives of area residents. Too often, however, these assets have been ignored, taken for granted, or carelessly wasted and destroyed. In spite of this, recent social and economic changes have brought about an increased awareness and appreciation of these natural blessings. More and more, attention is being paid to efforts to protect, preserve and enhance these precious resources. To date, most local action has been on behalf of the private sector, for county government has taken little action to sustain the benefits received from the resources. While state and federal regulations do help, without complimentary local controls specifically crafted to fit the needs of Oconee County, the resources that area residents deem to be invaluable will continue to be unnecessarily threatened.

The protection of both the quantity and quality of the area's water is a vital issue for Oconee County's future success. First, as the available water supply is allotted to additional users, particularly the large municipalities surrounding our region, the amount available for use in Oconee County will shrink, limiting not only Oconee's ability to attract and manage new development, but also to maintain the lifestyle that the county is known for. To avoid this, Oconee must work to insure that any future division of the resource allows for our own future needs. Also, even if sufficient supplies are guaranteed, the county must work to protect the quality of its waters, for poor agricultural and forestry practices, residential and commercial runoff, and a number of other sources of pollution continue to threaten the resource. Of course, we cannot do this alone, for much of Oconee County's water is shared with other jurisdictions possessing legitimate claims to an allotment; therefore, future plans will likely require at least some compromise to succeed.

It should not be forgotten that, in spite of the many benefits Oconee County receives from its natural assets, some potential dangers do exist. The most obvious of these include tornados, floods, and earthquakes, all of which have struck Oconee County in the past, and will likely revisit the area in the future. Yet, though these threats may be initially devastating, the physical damage they bring is typically short-lived, for proper planning and training, combined with improvements in technology, have greatly lessened the overall impact of such natural disasters. Other recently recognized threats, however, have not been yet been satisfactorily addressed. Radon, for example, has received little attention on the local level. Although some studies have indicated that Oconee County's geology favors the production of the carcinogen, the exact level of the threat has not been established. As a result, few residents have chosen to install protective measures against the invisible menace. As more information becomes available on the topic, however, Oconee County leaders may have to consider implementing more stringent codes to protect county residents.

Also of recent concern is ground-level ozone, a dangerous pollutant that causes a number of breathing-related ailments. The problem occurs when two types of chemicals, volatile organic compounds and nitrogen oxides, are exposed to warm temperatures. As such, the United States Environmental Protection Agency (EPA) has established standards limiting these emissions under the Clean Air Act. Currently, Oconee County has been declared to be in attainment of this standard, but we need to remember that this may change in the future; for, not only will the level of our own growth potentially raise emission levels, but also the continued development of other regions. The fact is that political borders do not

affect air pollution, so pollutants emitted in one region of the country are often carried long distances in the atmosphere, impacting air quality far from the source. That is generally seen to be the case in our area, for recent computer modeling has shown that much of Oconee County's ozone originates elsewhere. Therefore, only a coordinated, regional approach offers hope for a real solution. To this end, Oconee County has become a partner in the South Carolina Early Action Compact to reduce ozone-causing emissions. As a partner in this effort, Oconee County has been allowed to create its own plan of action in concert with other South Carolina counties. Because this is an ongoing effort with obligations extending at least into the next decade, county leaders need to remain cognizant that, if current efforts fail to achieve the needed reductions, additional actions may be necessary to avoid potentially burdensome federal and state mandates.

Another problematic issue related to Oconee County's natural resources involves development in steep terrain. Given proper engineering and best management practices, most projects in steep areas can be done safely. As these items are often expensive, however, safeguards are sometimes ignored, resulting in the loss of valuable topsoil and vegetation, sedimentation of streams and lakes, and increased downstream flooding. Additionally, the steep areas of Oconee County typically have thinner soils, a condition which makes the installation and proper operation of septic tanks more complicated. Yet, in some areas, public sewer service will likely not be available for decades- if ever- meaning that septic tanks are going to be a fact of life in Oconee County for a long time into the future. Currently, regulation of such problems in Oconee County primarily falls on states authorities. As development increases, however, county leaders will be forced to weigh the Oconee County's options for increasing protections of our natural resources on the local level.

Agriculture has traditionally played a large role in the economy of Oconee County, and continues to be seen as an invaluable part of the area's lifestyle. In recent years, however, rapid development has led to the loss of many acres of the prime farmlands. While some such change is to be expected as the number of agricultural operations shrinks, unmanaged growth will likely result in an ever-increasing conflict between our remaining farmers and new residential development. The fact is, an increase in population density in farming areas increases the opportunity for incompatible land usage, for normal agricultural operations often result in smells, noise and dust that many people find offensive. Although it is not known if the solution will be found in working with individual communities to designate agricultural areas, or some other type of land use regulation, it is likely that unless local leaders take action, Oconee County will likely lose a cherished institution.

Natural resources are valuable to all Oconee citizens. Wise stewardship will be required in not only our generation but also in the generations that follow us. Conservation practices and policies will need to be look at often to ensure the best results. Conservation policies work best when all of the various stakeholders are present in the critiquing and establishing of the policies that protect our resources. Oconee County has a chance to take a leading role in protecting water quantity and quality by developing its own water plan and using this plan as a step toward developing a complete guide to conserving Oconee's natural resources. The goals established by the Comprehensive Plan when acted upon will help preserve what we have been given for years to come.

## Natural Resource Objectives for the Future

- (1) Preserve, protect and enhance the quality and quantity of Oconee County's groundwater and surface water.
- (2) Preserve, protect and enhance Oconee County's environmentally sensitive lands, unique scenic views, agrarian landscapes, and topographic features.
- (3) Manage natural assets in a manner that ensures the resources continue to enhance Oconee County's lifestyle and provide increased economic opportunities.
- (4) Continue to ensure reasonable access to and use of Oconee County's natural amenities for both residents and visitors.
- (5) Work to expand the utilization of accepted best management practices in all agricultural and forestry activity in Oconee County.
- (6) Complete and properly maintain Oconee County's Geographic Information System (GIS).
- (7) Evaluate and address the threat of radon across Oconee County as necessary.
- (8) Evaluate the need for the county to begin a program to control storm water runoff and sediment.
- (9) Explore and evaluate the need for a program of development fees. This would involve the paying of upfront fees by developers to offset the impact of the new development on schools and infrastructure.
- (10) Continue as an active partner in the South Carolina Early Action Ozone Reduction Compact, adopting and maintaining ozone-causing emission reductions strategies as necessary.





# Cultural Resources Element

## Introduction

This element considers those resources that serve to develop the intellectual, moral, and physical lives of Oconee residents. Among the items considered is the area's unique past, historic buildings and structures, unique natural and scenic resources, and other activities that improve the mind and body, such as recreation, music and the arts. These resources will be noted and described as objectively as possible in order to both promote an awareness of various cultural assets, and to encourage protection and utilization of forgotten and endangered resources.

## A Brief Overview of the Origin of Oconee County

*Note: The following overview highlights some of the key events in the origin of Oconee County. It is in no way to be taken as a comprehensive history of the region. Therefore, a number of events and people having an arguably significant impact on the county's history are not included in these paragraphs, for to attempt a comprehensive history of the region is beyond the scope of this document.*

There are various accounts of the derivation of the name "Oconee". It is generally agreed, however, that the word was adopted from the Cherokee Indians, the Native American tribe occupying the area at the time European explorers first visited the region. Early records show the name was associated with a village, located near present-day Tamasee, variously spelled in colonial records as "Wocunny", "Wacunny", "Ukwunu", and "Acconee". Early maps of the area also show the European settlers used the name to denote a range of hills called "Wocunny Mountain". The spelling of the word, over time, was standardized to "Oconee". Regardless of its derivation, however, the word was associated with the region long before the 1868 birth of Oconee County.

The land now comprising Oconee County had been visited and inhabited for centuries when the first Europeans arrived. While there is nothing to indicate the exact time that humans first saw the region, there is evidence that wandering bands of hunters roamed over much of South Carolina in search of animals as early as between 8,000 B.C. to 12,000 B.C. At some point during the ensuing centuries, as people began to live a more agrarian lifestyle, the Oconee area became home to native peoples attracted by an abundant water supply, plentiful game, and fertile soils.



Among the first known Europeans to explore upper South Carolina was the Spanish explorer, Hernando DeSoto, who passed through the region in the 1530's. Though he did not travel through the area comprising modern Oconee County, he did make contact with some members of the Cherokee nation, the Native American tribe occupying the Oconee region at the time. Just how long the Cherokees had been in the area, however, is a matter of debate, for some believe that the Cherokees were relatively recent arrivals, having driven out another people only within the previous century or so- yet others claim they had occupied their Southern Appalachian home for many generations. In either case, it is known that the Oconee area was occupied for centuries prior to the arrival of the Europeans, a fact testified to by countless arrowheads, stone axes, pottery shards, and other artifacts found throughout the county.

Although the French and Spanish had attempted to settle in South Carolina earlier, the English first established a permanent settlement in Charles Town (Charleston). Because the English venture to colonize the region was a commercial venture, trade with the native population was crucial. Soon, the English were venturing far into the upcountry to deal with various tribes, including the Cherokee in the Oconee area.

At the time the English arrived in South Carolina, the Cherokees living closest to the newcomers were part of what were known later as "Lower Town" Cherokees, those living in villages scattered across the eastern side of the southern Appalachian Mountains. The principle town during the early history of contact with the English was located at Tugalo Town. This village, which lay on the Tugalo River, was located on the present border between Oconee County and Stephens County, Georgia, and was the focus of many early trading and military missions from Charleston. A war between the Cherokees and the Creek Nation, however, eventually destroyed the village, and another village, Keowee Town, became the site of the principle town. This village, located on the western side of the Keowee River in modern Oconee County, served as the principle town of the Lower Town Cherokees until they were driven from the area in the late 1700's. The site of Keowee Town is today under the waters of Lake Keowee.

By the time of the Revolutionary War, the Native American population in what is now Oconee County had suffered greatly from both disease and war. As the ever-increasing European population moved closer to the suffering Cherokee population, depredations, initiated by both sides, led to a number of conflicts. And though peace would eventually return, treaties proved to be, at best, only temporary arrangements, soon violated by one side or the other. Finally, in 1776, a year marked by open conflict between the Cherokees and the Carolinians, Colonel Andrew Williamson led a large force of militia into the Oconee area, destroying all of the Cherokee villages that they could find. Among the leaders of the Williamson Campaign was future war hero and Oconee area resident Andrew Pickens, who, during one of the battles near present-day Tamassee, led a small group of militia in driving off a much larger Cherokee force near Tamassee in what has become known as the "Ring Fight". In the end, only names remained to denote the presence of the area's native population; among these, Essenecca (Seneca), Tamassee, Jocassee, Tugalo, Chehohee (Cheohee), Toxaway, and Oconee.

In 1785, the Cherokees ceded most of their South Carolina lands in the Treaty of Hopewell, signed near what is today the Oconee-Pickens border, on the Seneca River plantation of Andrew Pickens. The newly ceded lands, which were designated part of the Ninety-Six District of South Carolina, soon attracted large numbers of white settlers. Some

parcels of land were awarded by land grant to Revolutionary War veterans and their widows, while other lands were offered in lieu of payment for services in the conflict. Among the first group of settlers in the area was Revolutionary War hero Colonel Benjamin Cleveland, who settled near the confluence of the Tugalo and Chauga Rivers. A border disagreement between the new states of South Carolina and Georgia, however, threatened to disrupt settlement of the new lands. South Carolina, which claimed a vast amount of land running all the way to the Mississippi River, filed suit before Congress against its southern neighbor, who claimed lands west of the Seneca River for its own. In 1787, a convention was held in the city of Beaufort, South Carolina, to negotiate a treaty settling the issue. The Treaty of Beaufort, signed by representatives from South Carolina and Georgia, established the northwestern South Carolina border along the most western course of the Tugalo River, permanently delineating the southern and western boundaries of the region that is Oconee County.

The early settlers of the Oconee area included both recent immigrants and those whose families had lived for generations in other parts of America. Among those moving into the area in the 1780's and 90's, the majority traced their lineages to the British Isles, which included, of course, England, Ireland, Scotland and Wales. Other Europeans, including Germans, Swiss, and French were also represented among the settlers. In addition, some white settlers brought African slaves into the area. It should be noted, however, that the number of slaves in the region never approached that of the lowcountry.

Over time, as the population of the region grew, the Oconee area underwent several governmental reorganizations. In 1789, for example, the region was designated as part of the newly created Pendleton County of the Ninety-Six District. In 1791, Pendleton County was annexed into the new Washington District. The courthouse and seat of government for the Washington District was located at Pickensville, which lay in the current-day town of Easley, in Pickens County (the town of Pickensville was destroyed by fire in 1817). In 1798, Pendleton County became the Pendleton District, with the courthouse and seat of government at the town of Pendleton, which had been established in 1790.

In the late 1820's, the area was reorganized once again, and the Pendleton District was divided into Pickens and Anderson Counties. The area comprising modern Oconee County was designated as the Western District of Pickens County, with the modern Pickens area comprising the Eastern District. To serve the governmental needs of Pickens County, a courthouse was constructed on the west bank of the Keowee River. The courthouse soon attracted businesses, churches, and other institutions to the area, and a town, naturally named Pickens Courthouse (today called "Old Pickens"), was established. Pickens Courthouse served the county for the next 40 years, growing at one time, according to some sources, to a population of approximately 1800 inhabitants, a relatively large community for the era.

During the mid-1800's, two new groups of people entered the Oconee area. In 1849, the German Colonization Society of Charleston purchased the land for what is now the town of Walhalla from Col. Joseph Grisham, one of the region's leading citizens (and father-in-law of Georgia's Civil War Era Governor, Joseph E. Brown). Soon thereafter, a growing community of German immigrants was established at the base of the Blue Ridge Mountains. At about the same time, in 1852, the South Carolina Legislature chartered the Blue Ridge Railroad with the purpose of constructing a railroad through the Blue Ridge Mountains. With plans to reach Knoxville, Tennessee, the project, if completed, would have directly

connected the region to the Tennessee Valley and beyond, greatly impacting the Oconee area's future.

The railroad project required the construction of several tunnels in the hills above the new town of Walhalla. This brought in a large number of workers, predominantly Irish immigrants, who established the town of Tunnel Hill. In spite of initial progress, however, the mountains were not breached when, in the period immediately preceding the Civil War, work on the project ceased. Without work for its residents, Tunnel Hill was abandoned, with most of the Irish leaving the area. Although some later efforts were made to revive the project, the railway through the mountains was never completed, leaving today's Stumphouse Tunnel as a public reminder of what could have been a major change in direction for Oconee County's history.

During the Civil War, hundreds of men from both the Eastern and Western Districts of Pickens County left their homes to fight. Like so many other areas of the South, many of the soldiers never returned, with wounds or disease claiming a heavy toll. The Oconee area, however, having no major industry or transportation artery to attract the attention of the Union army, escaped the devastation of battle that was visited on so many other areas of the South. Escaping the direct physical destruction of the conflict, however, did not mean that the region shirked its share of the load, for many area residents returned home with physical and emotional scars that remained with them for the rest of their lives.

In 1868, just three years after the end of the Civil War, the region underwent its final governmental reorganization, with the Eastern and Western Districts of Pickens County being separated along the established district lines into new counties. While the Eastern District maintained the name honoring Revolutionary War hero Andrew Pickens, the Western District was named Oconee, with its seat of government and courthouse being established in the town of Walhalla. The town of Pickens Courthouse, no longer a center of political and economic activity, gradually withered away and was abandoned. Today, only the Old Pickens Presbyterian Church, standing surrounded by dozens of graves on a tree-covered hillside above the Keowee River, remains to denote the existence of the once-thriving community.

In the years following the Civil War, Oconee County's agrarian economy was, as in much of the rest of the South, tied to one or two cash crops. In Oconee, these crops were cotton, the king of southern crops, and timber. Unlike many other areas, however, Oconee was blessed with assets not available to all. A railroad, the Airline Railroad, was built through Oconee County in the 1870's, leading to the establishment of the towns of Seneca and Westminster. By the turn of the century, the availability of rail transport, combined with an abundant water supply, access to raw materials, and a plentiful supply of labor began to attract the attention of the textile industry. Soon, Oconee County was home to a number of textile operations, providing jobs for thousands of area residents and dominating the area's economy until the latter part of the twentieth century.

The twentieth century saw many changes in Oconee County, with an economy based largely on agriculture and textiles evolving into one focused on high-tech industry, service businesses, nature-based recreation, and tourism. Development spurred on by the creation of the county's major lakes and energy projects permanently altered the county's landscape. Also, a dramatic increase in population occurred during the last several decades of the era, with thousands of people from other regions moving to the region. Farmland located throughout the county, sometimes belonging to the same family for close to two centuries,

suddenly became the site of residential and commercial developments. New businesses cropped up along the sides of the county's main transportation arteries, creating commercial corridors that likely will someday link the majority of the county's municipalities into a single urban area. And, of course, with these changes came new attitudes, values, and lifestyles that influenced all aspects of life in the county. By the end of the twentieth century, the formerly rural, agrarian county that many in South Carolina have so often called the "wild west" was no longer so wild, having joined other fast developing, increasingly urbanized areas of the state; yet retaining many of the assets that have made it special for so many centuries.

### Areas of Historical Significance

Many sites of historical significance have survived from the early years of European settlement in the Oconee area. While some of these sites are special because they reflect the unique character and attitudes of those peoples that established them, all are irreplaceable historic treasures that have become an invaluable part of Oconee County's heritage.

There are currently sixteen sites on the National Register of Historical Places in Oconee County:

(Figure CR-1 shows the approximate location of each listing.)

- **Ellicott Rock**

Ellicott's Rock Wilderness Area, located in northern Oconee County, was designated in 1975 as South Carolina's first wilderness area. Included within the boundaries of the 9,012-acre area is Ellicott's Rock, which was delineated in 1811 by surveyor Andrew Ellicott as the point where the boundaries of North Carolina, South Carolina and Georgia join.



- **Alexander-Hill House**

Located at High Falls County Park, about 10 miles north of Seneca, off Highway 183.



- **Keil Farm**

Located at 178 Keil Farm Road, Walhalla, this site is privately owned property.

- **Long Creek Academy**



Located on Academy Road, in the Long Creek Community. Established in 1914 as a school for underprivileged children in the mountainous regions of Oconee.

- **Newry Historic District**

Located off Highway 130, north of Seneca, Newry retains the architectural elements of a southern textile mill village of a bygone era. Established in 1893, this self-contained community was constructed to house workers of the then Courtney Manufacturing Company.



- **Oconee County Cage**

This iron-caged wagon was used as a jail in the early years of the county's history. Currently, the cage is designated to be part of the Oconee County Heritage Museum's displays.



- **Oconee Station and William Richards House**

Located at 500 Oconee Station Road, north of Walhalla, Oconee Station was built in 1792 as one in a series of blockhouse forts established to protect the growing



population of the area, and was used as an outpost for troops until 1799. The structure, which also served as an Indian trading post, lies adjacent to the William Richards House, which was built in 1805, and is believed to be the first brick building in northwest South Carolina. William Richards ran a prosperous Indian trading post on the site until his death in 1809.

- **Old Pickens Presbyterian Church**

Located off Highway 183 near the Pickens County line, the Old Pickens Presbyterian Church is the only structure still standing from what was once the town of Pickens

Courthouse, the county seat of Pickens County before the Western District of the county was designated as Oconee County in 1868. Lying near the Oconee Nuclear Station at the base of the Lake Keowee Dam, the church stands as a reminder of a once progressive and thriving town along the



Keowee River. The church was chosen as the site for relocated graves moved from the valleys near the Keowee River before the impoundment of Lake Keowee. The churchyard is now the final resting place of dozens of early settlers, including Revolutionary War veterans John Craig and John Grisham (Grissom), prominent landowners, and ancestors of some of the leading citizens of the region.

- **Ram Cat Alley and Seneca Historic District**

Located in downtown Seneca, Ram Cat Alley lies at the heart of the original town, and retains turn-of-the-century architecture. The Seneca Historic District, roughly bounded by South First, South Third, and Poplar Streets, contains a wide variety of houses and churches dating from 1876 to 1926. Seneca, which was



established when the Airline Railroad (now Norfolk Southern Railroad) was completed in 1873, grew to be Oconee County's largest commercial center by the 1930's. As a result of the growth and development, many differing architectural styles were utilized. This variety is represented by such structures as the Seneca Baptist Church and Seneca Presbyterian Church, which exhibit brick facades and neo-classical design; while many houses in the area feature bungalow-style architecture, with the majority of their rooms situated on the ground floor fronted by a large porch.

- **Southern Railway Passenger Station**

Located at the Westminster Depot, 129 Main St., Westminster.



- **St. John's Lutheran Church**

Located at 301 W. Main St., Walhalla, this structure was constructed in 1853. With its bell tower and bright red door, St. John's serves as one of the main landmarks in the town of Walhalla. While necessary modernization and upgrades have occurred, the church retains much of its original architecture, including its pews, pulpit, and stained glass windows. The church is also notable for having the highest steeple of any church in the area. The cemetery is home to many Confederate and Revolutionary War soldiers.



- **Stumphouse Tunnel Complex**

Located approximately 5 miles west of Walhalla on Highway 28, Stumphouse Mountain Tunnel, which is currently managed by the Town of Walhalla, gets its name from a 1600-foot railroad tunnel begun as a result of an 1852 South Carolina Legislature charter to the Blue Ridge Railroad Company to build a connection between Charleston, South Carolina and Knoxville, Tennessee. The railroad was designed to connect existing tracks in Anderson, South Carolina, and Knoxville, Tennessee, via the Blue Ridge Mountains. One of the major obstacles to this was Stumphouse Mountain, which



required the construction of a tunnel through 5,863 feet of solid granite. By late 1858, track had been laid as far west as Pendleton, and plans were in the works to complete the track on to Walhalla. Due to the impending Civil War, however, construction on the tunnel ceased. After some poorly managed attempts to restart the project in the years following the war, the tunnel was abandoned. Besides being a locally well-known tourist attraction, the tunnel lays claim to being the location of the first successful site in the South for making blue mold cheese.

- **Walhalla Graded School**

Located at 101 E North Broad St., Walhalla.



- **McPhail Angus Farm**

Located off of Pine Grove Road, this site is privately owned property.

- **Oconee State Park**

Located near Mountain Rest in the Blue Ridge foothills, this 1,200 acre park serves as the southern trailhead for the Foothills Trail, an 80 mile wilderness hike on the Blue Ridge Escarpment. The park was developed by the Civilian



Conservation Corps (CCC) through a New Deal program created by President Franklin D. Roosevelt. The CCC program was designed to create jobs during the Great Depression and helped develop many of the parks across the country. Several of the buildings located in the park were built by the CCC during the 1930's and are still in use.



- **Russell House**

This site served as a late nineteenth and early twentieth century stage stop and inn for travelers between Walhalla and Highlands, N.C. The farmstead included 10 agricultural outbuildings, including a log barn, spring house, outhouse, garage, corn crib, and potato cellar, and a main house which served as the inn. The site was listed on the National Register on

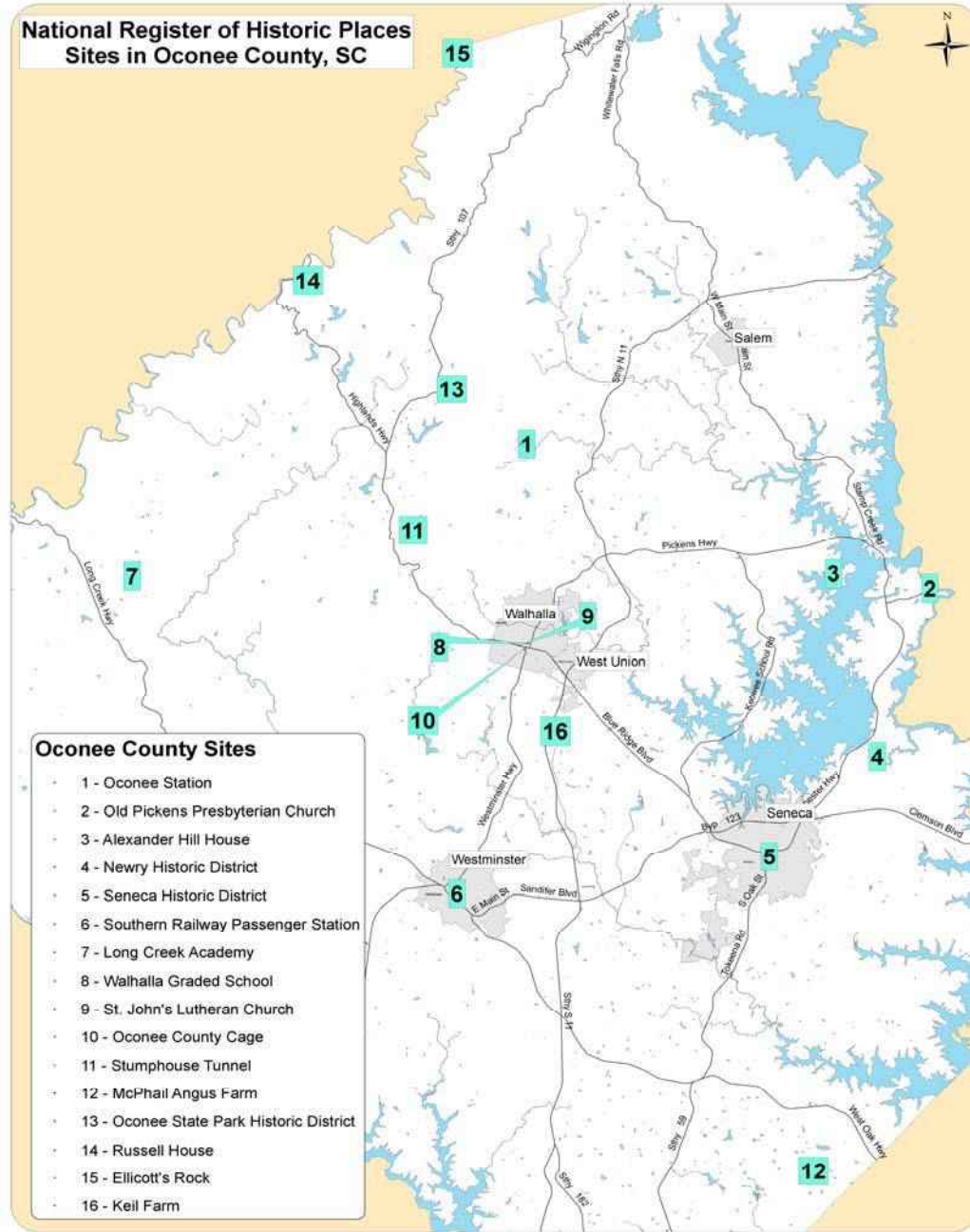
*Farmstead, circa 1950's*



*Farmstead remnants, 2009*

February 29, 1988 but the main house, two storage buildings, and a privy were destroyed by fire on May 14, 1988.

Figure CR-1



Source: Oconee County Planning Department

## Other Oconee County Locations of Cultural and Historical Significance

Though not formally designated as a location of significance, many locations throughout Oconee County are notable for cultural, historical or architectural attributes. These include:

- Fort Madison Village: Located near Walton's Ford and the site of the Tugalo Town Village of the Cherokees, modern Fort Madison is situated on the banks of the Tugalo River, and emerged following the completion of the Airline Railroad in 1873.
- Ramey's Mill: A water-powered gristmill located on Cobb's Bridge Road, west of Westminster. The mill is currently inoperable.



- Horseshoe Robinson House: Privately owned, the home of Revolutionary War hero 'Horseshoe' Robinson is located a few miles from Westminster on Horseshoe Bridge Road.
- Pleasant Grove (Block) Church and School: This church and school, located at the intersection of Dr. Johns Road and Blackjack Road, near Westminster, takes its name from the "blockhouse" fort that served the congregation in its early history. Though the original blockhouse is long gone, the existing structures, particularly the adjacent one-room schoolhouse, are excellent examples of turn-of-the-century design.



- **Retreat Presbyterian Church:** Established about 1851, the church is located on South Retreat Road, near Westminster. This wooden structure contains original brickwork and stained glass windows.



- **Center Church:** One of the earliest churches in the area, Center Church is located on Highway 24 between the Oakway and Tokeena communities.



- Westminster's Abby/Retreat Streets area is home to many structures exhibiting 19<sup>th</sup> Century architecture, including the Westminster Presbyterian Church, and the Ballenger, Grubbs, and McCormick houses. The town, incorporated in 1875, is the westernmost municipality in Oconee County.

## Natural Resources

Dozens of scenic views can be found throughout Oconee County, many of which may be enjoyed from one of several Scenic Highways. The Cherokee Foothills Scenic Highway (Hwy. 11); the Savannah River Scenic Highway (Hwy. 24), part of the South Carolina Heritage Corridor; and National Scenic Highway 107 all serve as main routes through the county.

Oconee County hosts part of the South Carolina National Heritage Corridor, which extends 240 miles across South Carolina from the mountains of Oconee to the port of Charleston. The Heritage Corridor offers a cross-section of the state's history, culture, and natural landscapes by showcasing the evolution of regional life, from plantations and farms to mill villages and urban centers.

A large portion of Oconee County's forested land lies within the boundaries of the Andrew Pickens Ranger District of the Sumter National Forest. This 79,000-acre district encompasses mountains, waterfalls, and a multitude of other scenic features.



The Chattooga River is one of a handful of free-flowing streams of its size found in the Southeast. The survival of the Chattooga's dense forest and undeveloped shorelines are due in large part to its May 10, 1974, congressional designation as a Wild and Scenic River. The designation, reserved for rivers possessing not only spectacular scenery, but also recreation, wildlife, geologic, and cultural values, restricts all motorized vehicles and development within a corridor of about ¼-



mile on either side of the river. The stream itself is regarded as a whitewater paddler's paradise, with spectacular mountain scenery and elevation changes averaging 49.3 feet per mile. Beginning in the Appalachian Mountains and concluding at Lake Tugaloo, the Chattooga River is widely recognized as one of the premier rivers in the nation.

The Chauga River Wild and Scenic Area is comprised of 3,274 acres of rugged terrain and beautiful scenery. With approximately 10 miles of the river flowing through public lands, many opportunities exist for a wide variety of recreational usage. The Chauga, a tributary of the Tugaloo River that generally flows parallel to the larger Chattooga River, enters the backwaters of Lake Hartwell west of Westminster.

The Jocassee Gorges, a 33,000-acre wilderness area, was created by a South Carolina Department of Natural Resources (DNR) purchase of pristine mountain land around Lake Jocassee, which lies in northern Oconee County. The result of collaboration between public agencies and private organizations, the DNR purchase of the Gorges preserved the region's unique ecological systems by permanently protecting the lands from development. This protected area harbors a great diversity of plant and animal species, including the rare Oconee Bell flower, a significant Black Bear population, and Peregrine Falcons. The area, part of approximately 30,000 square miles of protected wilderness lands in the Southern Appalachians, is available for some limited recreational usage, such as hiking, fishing, camping and hunting. The Foothills Trail, one of the upcountry's most popular natural attractions, also winds through the area.



Lake Jocassee, a 7,500-acre reservoir of cold, clear water lying primarily in northern Oconee County, was formed when the Duke Power Company dammed the Toxaway and Horse Pasture Rivers in 1973. The 385-foot dam not only provides water for hydroelectric power generation, but also

creates an exceptionally scenic reservoir that provides visitors with a number of outdoor recreational opportunities, such as swimming, water skiing, sailing, scuba diving and fishing. Several waterfalls are also accessible from the lake, including the Laurel Fork, Lower Whitewater, and Thompson River Falls.

Lake Keowee, sister lake of Jocassee, was the first of the Duke Power Company lakes developed as part of the Keowee-Toxaway complex, and serves both the Oconee Nuclear Station and the Keowee hydroelectric station. Lake Keowee's 300-mile shoreline sports a wide variety of fish, including white, smallmouth and largemouth bass, black crappie, bluegill and threadfin shad. Lake Keowee is also renowned for its exclusive lake communities, with large numbers of new residents from other regions, many retirees, having made the shores of the lake their home.

Lake Hartwell's 56,000 acres were created by the U.S. Army Corps of Engineers between 1955 and 1963, and serves as part of the Georgia-South Carolina border on the Savannah, Tugaloo and Seneca Rivers. The Corps maintains over 20 recreation areas on the lake's 962-mile shoreline, with many featuring launching ramps, comfort stations, picnic areas and shelters, swimming beaches, and playgrounds. Lake Hartwell is consistently ranked as one of the most popular Corps lakes in the nation.

## Waterfalls

Oconee County's abundant water supply, combined with the areas's hilly topography, results in a large number of streams that drastically change elevation over a short distance. Rapids and waterfalls, therefore, are quite common throughout the county. In fact, Oconee County possesses approximately 1/3 of the named waterfalls found in upstate South Carolina. These include:

- \*Issaqueena Falls
- \*Brasstown Falls
- \*Opossum Creek Falls



- \*Long Creek Falls
- \*Fall Creek Falls
- \*Riley Moore Falls
- \*Blue Hole Falls
- \*The Chauga Narrows
- \*Yellow Branch Falls
- \*Station Cove Falls
- \*King Creek Falls
- \*Lee Falls
- \*Licklog & Pigpen Falls
- \*Big Bend Falls
- \*Miuka Falls
- \*King Creek Falls
- \*Spoonauger Falls
- \*Bee Cove Falls
- \*Lower Whitewater Falls



## Parks





## County Parks:

Oconee County manages three parks: High Falls County Park, South Cove County Park and Chau Ram County Park. The oldest of these, High Falls, which is located on the shores of Lake Keowee near Highway 183, was established in 1972, and takes its name from a waterfall on the Little River (now an arm of the lake). Included within the park's 60 acres are a number of attractions, including 100 campsites; facilities for tennis, volleyball, and carpet golf; a swimming area; and picnic tables. In addition, High Falls is also the site of the historic Alexander Cannon-Hill House (circa 1814), which originally stood on the banks of the Keowee River, but was relocated to the park upon completion of the lake.

South Cove County Park, which opened in 1974, is located on Lake Keowee near Seneca. The park possesses a wide range of recreational opportunities, including 88 campsites, facilities for tennis, volleyball, and carpet golf; and picnic areas and a swimming beach. In addition, there is an easily accessible boat launch with plentiful parking, and a fishing pier. South Cove is often utilized for hosting festivals, fishing tournaments, and other public events.

Chau Ram County Park, located at the confluence of the Chauga River and Ramsey Creek, opened in 1974, and is the least developed of the three county parks. This is not to say, however, that it does not have its share of amenities. Chau Ram has a number of camp sites, located in both developed and wilderness areas. It also has hiking trails, a picnic area, and a beautiful waterfall. The Chauga River, a stocked trout habitat, offers excellent fishing opportunities, and hosts one of the few whitewater slalom courses in the area.

## State Parks:

Oconee County is the only county in the state to have four state parks. These include Devils Fork State Park, Lake Hartwell State Park, Oconee State Park, and Oconee Station State Park.

Devils Fork State Park, named for a nearby stream, was created in 1990, making it one of the newest parks in the system. The 622-acre park lies on the shores of Lake Jocassee, and boasts a number of waterfalls located throughout its area. Like most state parks, it offers camping, fishing, swimming, and other traditional outdoor recreational opportunities. In addition, Devil's Fork offers a number of rental villas, as well as offering scuba diving facilities for those individuals desiring to explore the exceptionally clear waters of Lake Jocassee. Devil's Fork is special for many reasons, but perhaps the greatest reason is the fact that 95% of the world's population of Oconee Bells, a very rare, delicate wildflower, exists within the park's boundaries.





Lake Hartwell State Park, located near I-85 on Scenic Highway 11, contains 680 acres stretching along 14 miles of Lake Hartwell's shoreline. With 148 campsites and 2 boat ramps, this park is very popular with 56,000-acre Lake Hartwell's anglers. In addition, the park offers opportunities for picnicking, hiking, and swimming.

Oconee State Park, built by the Civilian Conservation Corps in the 1930's, draws users from a wide area. Located near the Wild and Scenic Chattooga River, the park's 150 campsites often serve as a base camp for whitewater enthusiasts. In addition, the park is connected to the Foothills Trail, one of the major hiking trails in the Southeast. For those with a less-adventurous nature, the park offers a museum, archery range, carpet golf, playground, cabins, and two private lakes for swimming, fishing, and paddling rental boats. Oconee State Park has consistently proven to be one of the premier state parks in the system.

Oconee Station State Park is located in northern Oconee County on the grounds of the Oconee Station, a frontier blockhouse constructed in the 1790's, and the Richards House, one of the oldest brick structures in the area. This relatively isolated park is ideal for those individuals wishing to get away from some of the more crowded public facilities and enjoy a more natural setting. With its 1.5-mile nature trail (one way) and fishing pond, this park is an excellent picnic spot that can be enjoyed by the whole family.

### **Municipal Parks:**

In addition to county and state parks located in Oconee County, the various municipalities operate a number of city parks and recreation areas. These include, among others, Seneca's Shaver Recreation Complex, Walhalla's Sertoma Recreation Field, and Westminster's Hall Street Ball Fields.

### Cultural Facilities

Although Oconee County remains a largely rural area, it possesses a number of cultural resources that serve to both educate and enrich the lives of its residents. These include:

- Lunney Museum- Located at 211 W. South First St. in Seneca, the museum is an early 1900's style bungalow that displays Victorian furniture, period costumes, and other items of Oconee memorabilia.



- England's General Merchandise Museum- Located at 103 W. Main St. in Westminster, this former retail store contains over 2,000 items from a bygone era,

including antique toys, clothes, glassware, medical equipment, photos and other items unique to the area.

- Blue Ridge Art Gallery- Located at 111 E. South 2<sup>nd</sup> St. in Seneca, the gallery offers an extensive collection of watercolors, oil paintings, and sculptures. The majority of the artists represented in the gallery are Oconee residents.
- Duke Power's World of Energy- Located near Seneca at 7812 Rochester Hwy on the banks of Lake Keowee, the World of Energy is a hands-on, self-guided facility that illustrates how electricity is generated using water, coal and uranium. The facility is also a popular venue for meetings and public activities.
- Tamassee DAR School- Founded by the South Carolina Daughters of the American Revolution in 1919, this school, located off Scenic Highway 11 in Tamassee, was established to provide a facility for educating children living in the isolation of northwestern SC.
- Oconee Cultural Heritage Center- Located in downtown Walhalla near the Oconee County Courthouse, this recent addition to the county's cultural landscape is a historical museum focused on presenting the story of the lives of all groups of people that helped to shape Oconee County.

## Libraries

The Oconee County Public Library system currently operates four libraries in the county. These include the main branch in Walhalla, and satellite branches in Salem, Seneca and Westminster. The system also provides a bookmobile service to outlying rural areas.

## Churches

As in many areas of the South, the Judeo-Christian tradition has always played a large role in the lives of the residents of Oconee County. This continues to be true today, with approximately 200 churches of various denominations located in the county. While the vast majority is Protestant, a growing number of individuals, particularly among those individuals relocating to Oconee County from other regions, adhere to other beliefs.

## Festivals

Oconee County celebrates its rich culture and history in a number of festivals each year. These include:

- **Oktoberfest-** Held each autumn in Walhalla, the Oktoberfest celebrates the town's German heritage with traditional food, music, and recreation.

- **The South Carolina Apple Festival-** Established in 1961, the Apple Festival celebrates the beginning of apple season in Oconee County, the largest apple producing area in the state. Beginning on Labor Day, and continuing through the following weekend, this Westminster festival celebrates the importance of the apple crop to Oconee County's agricultural economy.
- **The Spring Heritage Festival-** Held annually in Seneca in and around historic Ram Cat Alley, this festival's events include the Miss Oconee and Palmetto Princess pageants.
- **Native American Day Festival-** This annual festival, held at Oconee Station State Park, celebrates the strong ties the area has to its Native American past.
- **Mountain Rest Hillbilly Day-** This Independence Day event has been held in the Mountain Rest community for many years, focusing on traditional mountain music, food, and fun.

## Arts & Humanities

The Oconee County School District supports a countywide arts education program, which was awarded the Elizabeth O'Neil Verner Award for Excellence in Arts Education in 1993. In addition to the public school system, a number of other agencies and organizations promote art appreciation and education throughout the county. These include:

- The Oconee County Arts & Historical Commission- A county supported, non-profit agency that funds numerous cultural and art events throughout the year.
- The Oconee Community Theatre- Located at 8001 Utica St. in Seneca, the theatre showcases local actors in several productions each year.
- The Blue Ridge Art Council- The council works to expand understanding, awareness and participation in the arts in Oconee County.
- The Oconee County Historical Society- The Historical Society is an organization involved in ongoing research about Oconee and neighboring counties.

## Analysis

Life in modern Oconee County is unique. The influence of the area's inhabitants' wide-ranging beliefs and traditions, combined with an abundance of natural resources, has created a lifestyle not found in many other regions.

The Oconee County area has played many roles over the centuries: a home to various native peoples, a key link in the economic health of colonial Carolina, a battleground in the Cherokee Wars, a frontier settlement area for a young South Carolina, home to a number of regional and national leaders, and a player in the textile industry. Today, Oconee is increasingly a region of natural resource-based recreation, retirement communities, and high-tech industry. These changes have all left their marks, combining to create what is undoubtedly a unique cultural tradition.

Evidence of the area's cultural wealth can be found in the variety of Oconee's listings on the National Register of Historic Places. The differing types and styles of buildings, a tunnel complex, a prison wagon, and a rock marking the intersection of three states testify to

a diversity not found in many other places. It must be recognized, however, that many historical and cultural landmarks have been lost forever in recent decades. Prather's Covered Bridge on the Tugalo River was lost to arson, as was the Russell House on the Highlands Highway, and dozens of farmsteads now under the area's lakes are treasures that can never be reclaimed.

The large number of people moving into the county from other regions is increasing Oconee's cultural diversity. Of these new residents, perhaps the most obvious group is composed of immigrants from Mexico and Central America, who bring with them ideas and traditions formerly unknown in the area. These differences, often compounded by a language barrier, sometimes lead the newcomers to be seen negatively by established residents. This negative attitude increases the possibility that the newcomers, denied acceptance by a significant portion of the county's population, will become isolated on the margins of the social structure. As a result, it is possible that a very talented people with a tremendously rich cultural heritage will be excluded from taking a full part in life in Oconee County, thereby negating many of the potential benefits that might otherwise be enjoyed by all.

Although Oconee is blessed with a large number of natural and man-made resources of cultural and historical value, the area has traditionally been under-marketed. While widely recognized for its rivers and mountains by outdoor enthusiasts, other groups are less informed about the many resources available within the county. The result is that many resources are oftentimes ignored.

One valuable resource that has not received its due attention in past years is the county's scenic highways. The Cherokee Foothills Scenic Highway, in particular, is in need of better management policies to maintain its scenic designation.

Oconee finds itself in a unique position. With upstate South Carolina currently undergoing steady and above average growth, the cultural and natural resources that Oconee possesses provides the county with the potential to be marketed as a historical and natural resources paradise. Proper protection and management of these resources, combined with a professional approach to spreading the word, should allow Oconee to set itself apart from the rest of the region as a magnet for new industry, residential development, and additional investment. If this is to become a reality, however, it must be a priority to discover and document all aspects of Oconee County's historical and cultural treasures in order that these valuable assets may be protected and utilized in the best manner possible.

As Oconee's resources are brought to the attention of a wider audience, it should be understood that many of Oconee County's cultural resources require special attention to avoid damage from some of the very changes being sought. Increased development and growth within the county, for example, may threaten areas of value as historical or natural resources. As a result, many treasures may be encroached upon and have some of their attributes diminished due to unwise or poorly planned development. Any efforts at marketing the county's resources need to be carefully managed to insure that the resources are well protected, thereby improving life for all residents, and not just benefiting investors.

Some specific areas of concern include, as previously stated, Oconee County's scenic highways, which, if appropriate management policies are not enacted to preserve their natural beauty, may possibly be in danger of losing their official designation. Other areas as well, such as the county and state parks, and the areas near the Sumter National Forest, need increased attention to manage properly the pressures of growth. Such areas play a pivotal role

for the county by not only providing recreation for Oconee's residents and visitors, but also provide an economic boost for the county. Finally, if the county's population continues to grow as is predicted, then the county's parks system will need to be upgraded and expanded, with the development of new parks becoming necessary.

Overall, Oconee County has a tremendous potential to utilize its existing cultural and historical resources to enhance the area's industrial recruitment and residential development. If not properly managed, however, these cultural treasures may be negatively impacted by the efforts. In addition, a decision must be made regarding what cultural treasures are too valuable to lose to forces of neglect and time. Progressive action, not reaction, should drive the preservation of our cultural heritage. In doing so, the unique culture of Oconee County will be insured far into the future.

## Cultural Objectives for the Future

The following objectives are intended to address those needs and desires established within the Cultural Resources Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
2. Create and/or update plans for specific priorities.
3. Complete and properly maintain Oconee County's Geographic Information System (GIS).
4. Encourage development in a way that protects and preserves our natural resources.
5. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
6. Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.
7. Conserve and protect features of significant local, regional and national interest, such as scenic highways, state parks, and historic sites and expand efforts to promote them for tourism.



# Community Facilities Element

## Overview

This element focuses on the activities and entities that are essential to maintaining Oconee County's health, safety, growth and quality lifestyle. These include government facilities and infrastructure, fire protection, health and emergency medical services, education, libraries, and cultural facilities. This element will also include statements of goals and policy recommendations based on the expressed wishes of the citizens of Oconee County.

In recent years, Oconee County has continued to experience rapid population growth and development, resulting in increased demands on community facilities. Governmental facilities have been expanded to provide much needed space for the Department on Health and Social Services for example. Continued renovations and maintenance of existing facilities have continued to be part of the ongoing work of the County. Several changes have occurred in the area of Emergency Management and Fire Service throughout the County, which will serve the County well in the years to come. As we move toward the future, we must continue to look for opportunities, which will improve the overall government facilities and infrastructure, fire protection, health and emergency medical services, education, libraries, and cultural facilities.

## Form of Government

Oconee County is governed under the Council-Administrator form of government. Oconee County Council acts as the county's legislative body, and is composed of five members elected by voters in respective districts. The Council's responsibilities include establishing policies, setting taxation levels, and guiding the county's growth within the limits of state and federal law. To execute adopted policies, directives and legislative actions, the Council employs an Administrator, the county's chief administrative officer. The Administrator's duties include directing and coordinating activities of county agencies, preparation of budgets, supervision of expenditures, enforcement of personnel policies, and the responsibility for employment and discharge of personnel. (Home Rule Handbook for County Government, 2000 Edition, South Carolina Association of Counties).



## Governmental Facilities

Table CF-1 lists governmental facilities owned or maintained by Oconee County.

**Table CF-1**

<b>Governmental Office Facilities Owned or Maintained by Oconee County</b>		
<b>Facility</b>	<b>Location</b>	<b>Usage</b>
Oconee County Court House	Walhalla	Courts, Offices
Pine Street Administrative Complex	Walhalla	Administrative Offices
Oconee County Economic Development	Walhalla	Office
Agricultural Building	Walhalla	Offices
Department of Social Services Building	Walhalla	Offices
Oconee County Health Department	Walhalla	Health and Environmental Offices, Clinic
The Rock Building	Walhalla	Offices
Westminster Magistrate's Office (County Maintained)	Westminster	Court, Office
Seneca Magistrate's Office (County Maintained)	Seneca	Court, Office
Public Works Facilities	Seneca	Road and Bridges
Solid Waste Facility	Seneca	Waste Management
Vehicle Maintenance Facility	Seneca	Vehicle Service and Repair
Brown Square	Walhalla	Office Space or Storage
DSS Building (previously Next Day Apparel)	Walhalla	Social Services

Source: Oconee County Planning Department

As Table CF-1 shows, most of Oconee County's governmental office facilities are county owned, with only the magistrate's offices in Westminster and Seneca leased. While the majority of all governmental offices in Oconee County have traditionally been located in the town of Walhalla, the county seat, until the late 1990's they were scattered in various buildings near the courthouse. In 1999, however, most governmental offices were relocated to the Pine Street Administrative Complex. As a result, the citizens of Oconee County are able to conduct most governmental business in one location. Soon after relocation of the county governmental offices, the Oconee County School District began planning to construct their new administrative facility across the street from the Pine Street Complex, further centralizing governmental offices.

Oconee County continues to improve the location and efficiency of government offices. Several departments have relocated to more efficient locations and buildings. The County's Road and Bridges Department, Solid Waste, and the Vehicle Maintenance Facilities are now all located on Wells Highway in the Seneca area. The County also acquired and renovated the former Next Day Apparel building on Kenneth Street in Walhalla. Widely hailed as a model of efficient use of existing space, the project cost less than three million dollars to renovate into an attractive, modern facility. The 75,000 square foot structure is currently occupied by the local office of the State Department of Social

Services, Department of Health and Human Services (approx. 39,000 sq. ft.), and the County Facilities Maintenance Department (approx. 10,000 sq. ft.), with adequate room for at least one or two more agencies in the future.



In the summer of 2001, ground was broken to construct a new courthouse facility in Walhalla. Situated adjacent to the existing structure, the new facility offers much needed space for both judicial and administrative operations. The new structure, planned in a different era than the old courthouse, reflects the requirements of dealing with life in the 21<sup>st</sup> Century. As a result, the new structure includes both well-designed passive protective measures and state-of-the-art security systems. Although completed in 2003, problematic

issues related to design and construction is still being resolved. When complete, the facility will serve the citizens of Oconee County for generations to come.

Other changes have come with the expansion and modernization of governmental facilities. Among the most notable has been the greater reliance on computers and other associated information technology. To coordinate and facilitate this upgrade, an Information Technology Department was created in 2000. Under the direction of this department, county government is using state of the art technology to become more efficient and accessible to the citizens of Oconee through improved existing facilities, as well as newly created ones. Chief among these new tools is the Internet, which allows the public not only to access information 24 hours a day, but also increasingly to conduct necessary business without leaving their homes. In addition, the county's geographical information system (GIS), begun soon after the move to Pine Street, will provide both county government and the public with information about Oconee that was never before available, allowing for better planning and operation in all aspects of county life.

Municipal government facilities are not included in Table CF-1. These are typically located within the jurisdictional limits of the various municipalities.

## Libraries

Oconee County boasts a modern library system that has, since 1948, grown to include not only the main library in Walhalla, but also branches in Seneca, Westminster and Salem. In addition to governmental support, the Oconee County Friends of the Library was organized in 1986 to provide services in the areas of financial and volunteer support to supplement the libraries' resources and to stimulate community awareness, use, and involvement with the libraries. The main branch, located in Walhalla, is open seven days a week, and served 228,615 visitors during 2008. Of those, 32,941 were registered cardholders who checked out 293,999 books, CDs, DVDs, magazines, and books-on-tape. In addition, 44,556 people signed in to use the 36 public internet computer terminals at the library. It was a recent recipient of a National Endowment for the Humanities *Picturing America* grant.

Oconee's libraries utilize an internet-based catalog system, enabling them to take advantage of the latest information technology. Users of the library system can log



in to the library websites to search, view, and request library materials online. Computers are available to the public for access to the Internet, and wireless technology has been made available in each of the branches, as of August 2009.



The system also operates a bookmobile service to offer materials to residents in rural areas of the county. Along with the bookmobile service, the library offers a summer reading program for youth and adults alike. The program includes creative reading activities designed for specific age groups, as well as events such as Family Movie Night for the whole family at the main library. In addition to its regular holdings, the library system

maintains a collection of area maps dating from the early 1700's, microfilm copies of local newspapers and census records, and genealogical and historical materials from the county. The main library is also a depository for public records related to the Oconee Nuclear Station.

The Oconee County Library Board has been working to update the library facilities in Seneca for a number of years. The Oconee County School District has volunteered to donate land adjacent to the newly built Blue Ridge Elementary School in Seneca. Under the proposal, increased staffing would be added to serve the new library. The Library Plan has also stressed the need for an additional county library in the Fair Play area and they are continuing to work to make that facility a reality.

Other area libraries include the Cooper Library at Clemson University, which houses over 1.5 million books, periodicals and microforms; and the Tri-County Technical College Library, which contains over 35,000 volumes.

## Public Safety

The Emergency Management Agency was created in 1980 by the Oconee County Council to insure the complete and efficient utilization of all county facilities to combat disaster from enemy attack or natural disaster. In 2007, County Council consolidated the various agencies and created the Emergency Services Protection Department to coordinate Emergency Management, Rescue, Fire, and Hazmat. The mission of Emergency Management is to protect the people and resources in the county by minimizing damage, injury, and loss of life that results from any type of disaster, provide for the continuity of government, and provide damage assessment in the event of emergencies.

### **Fire Protection**

There are currently seventeen fire districts in Oconee County, with the county providing equipment for fire protection in the unincorporated areas of the districts.



Table CF-2 shows the fire stations located in Oconee County, the type of service offered, and the fire insurance classification issued by the Insurance Service Office (ISO Rating) for areas within the various districts.

**Table CF-2**

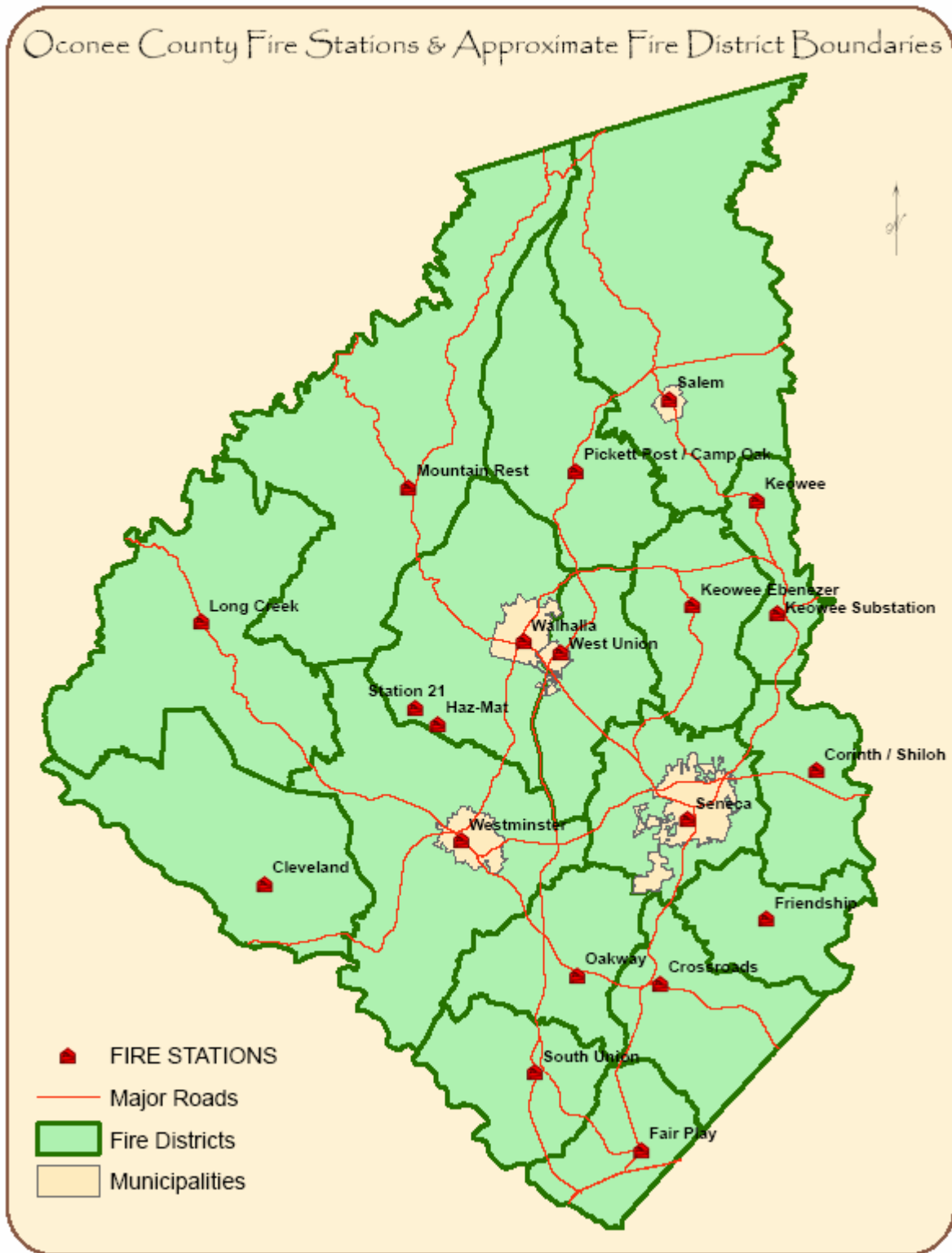
<b>Oconee County Fire Stations</b>				
Station Number	Location (See Map CF-1)	Type of Service (Volunteer or Full-Time)	ISO Rating (April, 2002)	
			Areas within 1000' of hydrant/not over 5 miles road travel from station	All other
1	Oakway	Volunteer	7	9
2	Salem	Volunteer	7	9
3	Corinth-Shiloh	Volunteer	7	9
4	Mt. Rest	Volunteer	7	9
5	Walhalla	Full-Time	4	9
6	Westminster	Full-Time	5	9
7	Seneca	Full-Time	3	9
8	Fair Play	Volunteer	9	6
9	Long Creek	Volunteer	9	9
10	Cleveland	Volunteer	9	9
11	Keowee-Ebenezer	Volunteer	7	9
12	Friendship	Volunteer	5	9
13	Cross Roads	Volunteer	8	9
14	Pickett Post-Camp Oak	Volunteer	7	9
15	South Union	Volunteer	7	9
16	West Union	Volunteer	5	9
17	Keowee	Full Time	4	4

Source: Oconee County Fire Marshal's Office

Table CF-2 shows that there are four full-time fire departments in Oconee County, with the personnel paid for by the various municipalities or, in the case of Keowee, by revenues collected from a special purpose district. Not shown in the chart is Station #21, which was established in 2007 as a paid county station to respond as back up to all volunteer stations on structure fires. The chart also lists the various ISO Ratings for each station, which, for Oconee County, ranges from four to nine, with the lowest found in Seneca, and the highest found in the rural areas farthest from hydrants and a fire station. Used as factors in determining the cost of fire insurance for homeowners residing in the districts, the lower ratings are better.

Figure CF-1 illustrates the approximate location of each fire station.

Figure CF-1



Source: Oconee County Planning Department

## Law Enforcement

The unincorporated areas of Oconee County are under the protection of the Oconee County Sheriff's Department. The Sheriff, who serves as an elected official, manages a staff of deputies and administrative personnel headquartered at the Oconee County Law Enforcement Center on South Church Street in Walhalla. Although the majority of deputies are focused on patrol duties, a number of different specialties exist within the department. Among these are investigators, narcotics officers, courthouse security, family court officer,

civil processors, community services, and beginning in 2001, traffic enforcement.



Oconee County municipalities, with the exception of Salem, maintain their own police departments to provide law enforcement within their jurisdictions. The Oconee County Sheriff's Department serves the town of Salem. Table CF-3 provides a breakdown of Oconee County crime statistics for selected years.

**Table CF-3**

Reported Crime in Oconee County								
Agency	Year	Murder	Rape	Robbery	Aggravated Assault	Breaking & Entering	Larceny	Motor Vehicle Theft
Oconee Sheriff's Office	2001	0	12	7	191	278	572	78
	2002	4	22	13	211	344	700	102
	2005	1	24	7	209	483	877	114
	2006	3	24	10	216	321	729	83
	2007		27	16	253	388	752	105
Seneca Police	2001	1	3	7	43	64	494	22
	2002	0	3	6	55	57	381	21
	2005	0	5	14	79	96	416	34
	2006	0	6	13	77	118	325	27
	2007	0	4	8	59	69	444	29
Walhalla Police	2001	0	1	0	69	18	97	14
	2002	1	0	0	30	22	72	3
	2005	0	2	3	22	21	98	9
	2006	0	1	2	14	30	77	5
	2007	0	2	7	23	26	103	4
Westminster	2001	0	0	0	23	9	22	3

Police	2002	0	0	0	29	39	124	7
	2005	0	0	0	12	12	57	3
	2006	0	3	3	8	9	41	1
	2007	0	0	9	18	25	67	3
West Union Police	2001	0	0	0	0	1	2	0
	2002	0	0	0	2	4	0	0
	2005	0	0	0	0	0	3	1
	2006	0	0	0	0	1	3	0
	2007	0	0	0	0	0	0	0
Salem Police	2001	*	*	*	*	*	*	*
	2002	*	*	*	*	*	*	*
	2005	0	0	0	1	0	2	0
	2006	0	0	0	0	0	0	0
	2007	0	0	0	0	0	0	0
<b>Comparison of Reported Crime by Agency</b>								
Agency	Year	Murder	Rape	Robbery	Aggravated Assault	Breaking & Entering	Larceny	Motor Vehicle Theft
Oconee County Totals	2001	1	16	14	326	370	1187	117
	2002	5	25	19	327	466	1277	133
	2005	1	31	24	323	612	1453	114
	2006	3	31	28	315	479	1174	83
	2007	0	33	40	353	508	1367	141
Pickens County Totals	2001	6	35	46	306	631	1896	190
	2002	1	37	34	301	760	1943	253
	2005	2	36	26	324	955	2789	316
	2006	6	36	33	280	772	2401	307
	2007	1	45	46	343	886	2671	326
Anderson County Totals	2001	15	71	172	857	1917	4970	520
	2002	14	80	163	960	1810	5235	732
	2005	16	72	157	839	1912	5843	805
	2006	18	91	162	890	1860	5426	767
	2007	5	63	140	971	2585	5855	895
Greenville County Totals	2001	35	150	575	2193	3402	11236	1152
	2002	30	197	576	2261	3470	10652	1232
	2005	30	187	635	2427	4131	11484	1629
	2006	26	147	633	2368	4525	11008	1733
	2007	30	151	761	2357	4529	11617	1822

Source: South Carolina State Law Enforcement Division

\*no data available



One of the major issues facing law enforcement throughout the county is the existing jail facility. This facility is currently inadequate for housing the number of male and female populations. At the time of this writing, the County is reviewing options that will meet state and federal requirements, with appropriate determinations to be made in the near future.

### **Emergency Medical**

Emergency medical service in Oconee County is provided in conjunction with the Oconee Medical Center, whose ambulance fleet and paramedics are available 24 hours per day. In addition, mutual aid is provided to Anderson and Pickens Counties in South Carolina, and Rabun and Stephens Counties in Georgia.

Six rescue squad divisions are located throughout Oconee County to provide support to the primary emergency service. These units are located in the following communities:

- a. Mountain Rest
- b. Oakway
- c. Salem
- d. Seneca
- e. Walhalla
- f. Westminster



Three additional sub-stations are located at Keowee Key, Fair Play School, and the Long Creek Fire Department. Oconee County provides vehicles, training, and supplies for the units, which are staffed by approximately 150 volunteers. Among these are special squads trained for diving, swift water rescues, high angle rescues, and rappelling.

Because of the proximity to Lakes Hartwell, Keowee, and Jocassee, scenic rivers and waterfalls that increases public use and access to recreational waters, the Oconee County Emergency Rescue staff encounter unique situations that require special training and skills. In addition to providing fire safety coverage on the lakes during the 4<sup>th</sup> of July weekend, the staff also provide lake safety patrol coverage throughout the year. During 2008, the staff responded to 4 drownings, 3 medical responses with transport on the lakes, 2 boat recoveries, 1 cardiac emergency, and 30 search and rescues. The rescue squad was dispatched to 4,305 calls during 2008.

(Oconee County Community Facilities Plan 1997 and [www.oconeesc.com/emprep/rescue\\_squads.htm](http://www.oconeesc.com/emprep/rescue_squads.htm))

### **Health Services**

The cornerstone of Oconee County's healthcare system is the Oconee Medical Center, which recently completed a new 155-bed patient tower. Located in Seneca, the hospital has ten centers of service, which include the Outpatient Infusion Center, Clemson Health Center, Women's Services, Surgical Services,



Rehabilitation Services, Emergency Services, Pain Management, Diagnostic Services, the Lila Doyle Long Term Care Facility, and Inpatient Services. In addition, the hospital is involved in a number of community outreach programs, including Oconee Kids Health, NurseFirst Family Health Center, Occupational Health, OMH HomeCare Network, and Medication Access. (2003-2004 Oconee County Profile, Appalachian Council of Governments)

Oconee County is also home to a wide variety of other healthcare related operations, including various residential and nursing care facilities, a dialysis clinic, a blood donation facility, a sports medicine practice, and a number of other medical specialists. The Division of Health Licensing of the South Carolina Department of Health & Environmental Control licenses a number of health facilities located across Oconee County. Table CF-4 (below) provides information about these facilities.

**Table CF-4**

<b>Health Facilities in Oconee County</b>			
<b>Facility</b>	<b>Type of Care</b>	<b>Operator</b>	<b>Number of Beds/Stations/Participants</b>
Oconee Adult Day Care Center	Adult Day Care	Anderson-Oconee Council on Aging	50
Blue Ridge Surgery Center	Ambulatory Surgery	Blue Ridge/Clemson Orthopedic Assn, LLC	4
Oconee Community Residence I	Intermediate Care for Mentally Retarded	S.C. Dept. of Disabilities and Special Needs	8
Oconee Community Residence 2	Intermediate Care for Mentally Retarded	S. C. Dept. of Disabilities and Special Needs	8
Oconee Home Health	Home Health	Oconee Medical Center	3
Oconee Hospice of the Foothills Cottingham House	Hospice	Oconee Medical Center	15
Oconee Hospice of the Foothills	Hospice	Oconee Medical Center	3
Oconee Medical Center	Hospital	Oconee Medical Center	160
Lila Doyle Nursing Care Facility	Nursing Care	Oconee Medical Center	120
Seneca Health & Rehabilitation Center	Nursing Care	SSC Seneca Operating Co., LLC	132

Oconee Dialysis Clinic	Renal Dialysis	Bio-Medical Applications of South Carolina, Inc.	14
Country Christian Care, Inc.	Alzheimers Care	Country Christian Care, Inc.	14
Foothills Assisted Living	Alzheimers Care	Cite Health Mgmt. Services, Inc.	76
Benton Village of Seneca	Alzheimers Care	Seneca Senior Living LLC	62
For A Season Assisted Living	Residential Care	James Arnold Stevens, Inc.	5
The Inn at Seneca	Alzheimers Care	ALC TISSC, LLC	50
Lakeview Assisted Living	Alzheimers Care	Lakeview Assisted Living, Inc.	19
Morningside of Seneca	Residential Care	Morningside of Seneca, L.P.	59
Seneca Residential Care Center	Alzheimers Care	Wilburn Hammers	33

Source: SC DHEC Division of Health Licensing

## Infrastructure

### **Water Treatment**

There are five major public water providers located in Oconee County. Four of these major systems are owned by county municipalities, and the other is a special purpose district. Currently, all of the major water providers are in the process of expanding and upgrading their systems to meet the growth anticipated coming.

The major providers include:

- a. Salem Water Department  
Owner: Town of Salem  
Primary Source: Wells  
Service Area: City limits, with expansion along Highway 130
  
- b. Seneca Light and Water  
Owner: City of Seneca  
Primary Source: Lake Keowee

Service Area: City limits and adjacent areas extending approximately 10 miles north and south

- c. Walhalla Water Department  
Owner: City of Walhalla  
Primary Source: Coneross Creek  
Service Area: City limits, Town of West Union, and adjacent areas
  
- d. Westminster Commission of Public Works  
Owner: Town of Westminster and private investors  
Primary Source: Chauga River  
Service Area: City limits and adjacent areas
  
- e. Pioneer Water System  
Owner: Customers within system  
Primary Source: Purchased water from Seneca and Westminster water systems  
Service Area: Southern Oconee County extending into western Anderson County

In addition to the major providers listed above, a number of private suppliers offer service to residents living in developments across Oconee County. (Oconee County Community Facilities Plan 1997)

### **Sewage Treatment**

Public sewage treatment is provided by the Oconee County Joint Regional Sewer Authority, which operates a treatment facility that primarily serves the municipal wastewater collection systems of Seneca, Walhalla, and Westminster. These individual systems combine to create a service area focused on the “triangle” region between the cities. In addition, lines have been constructed to serve the US 76/123 corridor east of Seneca, establishing southeastern Oconee County as one of the most attractive areas for development in the region. At the time of writing, plans are being finalized for the establishment of sewer service in and around Oconee County’s I-85 corridor, an effort anticipated to boost dramatically the area’s economic development.

The existing sewer treatment facility is located at 623 Return Church Road, south of Seneca on the banks of Coneross Creek. The facility treats in excess of 1 billion gallons of wastewater per year, as well as processing more than 3,000 tons of sludge annually. In the late 1990’s, the facility’s capacity was expanded from its original 4 million gallons per day to 7.8 million gallons per day.



As well as the public sewer system, several private providers offer service to some of the larger residential developments in the county. Among these are Chickasaw Point and Foxwood Hills on Lake Hartwell, and Keowee Key on Lake Keowee. (Oconee County Community Facilities Plan 1997) In 2000, the village of Newry, previously served by a failed private system, was connected to the public sewer system in a joint effort by Oconee County and the City of Seneca.

**Solid Waste**

The Oconee County Solid Waste Department is located on Wells’ Highway, near Seneca, SC. As Oconee County does not operate a countywide solid waste collection program, it provides residents with eleven manned convenience centers located across the county. Currently, all of the county’s solid waste is hauled to landfill facilities in Homer, Georgia. The county maintains a Construction and Demolition (C&D) Landfill near Seneca.

Education

**Elementary and Secondary Education**

Oconee County is home to a number of educational facilities. The majority of the elementary and secondary facilities are public schools, which are owned and operated by the School District of Oconee County.



Table CF-6 lists the public schools in Oconee County.

**Table CF-6**

<b>Oconee County Public Schools</b>	
School	Location
James M. Brown Elementary	Walhalla
Blue Ridge Elementary	Seneca
Fair Oak Elementary	Westminster
Keowee Elementary	Seneca
Northside Elementary	Seneca
Orchard Park Elementary	Westminster
Ravenel Elementary	Seneca
Tamassee Elementary	Tamassee
Walhalla Elementary	Walhalla
Westminster Elementary	Westminster
West-Oak Middle School	Westminster
Seneca Middle School	Seneca
Walhalla Middle School	Walhalla

Seneca High School	Seneca
Tamasee-Salem High School	Salem
Walhalla High School	Walhalla
West-Oak High School	Westminster

Source: School District of Oconee County

In addition to the traditional schools listed in Table CF-6, the Oconee County School District operates an adult education program, an alternative school program, and the Hamilton Career Center, all located in Seneca.

The School District of Oconee County currently operates seventeen elementary, middle, and high schools under the direction of the Superintendent of Education. The Superintendent, the school district's chief administrative officer, is hired by the Oconee County School Board; a body comprised of five members representing Oconee's voting districts. The district's total student enrollment in 2008 was 10,716. (SC Annual School District Report Card Summary, SC Department of Education)

Table CF-7 provides an overview of Oconee County student's results of the 2001 Scholastic Aptitude Test.

**Table CF-7**

<b>SAT Results for School District of Oconee County</b>					
School Year	Total Number of Seniors	Number Taking SAT	Percent Tested	Composite Scores	Comparison to 2000 score of 1029
2001	516	280	45	1002	-27
2007	604	254	42	1040	+11

Source: South Carolina Department of Education and <http://www.ed.sc.gov/topics/assessment/scores>

The Education Foundation is a non-profit organization that operates as a collaborative effort between local civic groups, community boards, and city and county departments to enhance the teaching of science, technology, engineering, arts, mathematics, and service learning (STEAMS). The Foundation awarded over \$95,000 during two recent years for this purpose. (Superintendent's Report, SC Annual School District Report Card Summary, SC Department of Education)

In addition to public schools, several private schools are located in Oconee County. Among these are the Oconee Christian Academy, the Faith Center Academy, and the Tamasee DAR School. Other private institutions, typically church supported, may also be found in and near the county. Also, the Clemson Montessori School, in nearby Clemson, is an option for some Oconeeans. The Wilderness Camp School in Westminster, as well as the Wilderness Way Girls Camp School in Fair Play, offers alternative educational options for at risk teens.

## Higher Education

Although there are no colleges or universities located within the county, a number of institutions of higher learning are within easy commuting distance for Oconee residents. Included among these is Clemson University, one of the leading land grant universities in the

nation. Also nearby are Anderson University and Southern Wesleyan University, both private Christian-oriented schools; and Tri-County Technical College, part of South Carolina's world-class technical education system that offers students industrial, business, technological and university transfer programs. In addition, a number of private institutions offer various business and trade programs for Oconee residents.

## Analysis

Overall, Oconee County is served by modern, relatively efficient community facilities. In fact, compared to those living in other areas of similar size and population, Oconee's residents are fortunate in many ways. The challenge facing the county, however, is not to simply maintain what exists now, but to provide for the expansions and upgrades that will be necessary in the coming years. Most sources indicate that the population of Oconee County will continue to grow rapidly in the near future; and given the proximity of both metropolitan Atlanta and Greenville, there is little doubt that it will. For citizens to maintain control of how their community develops, therefore, it will require planning years in advance- if the county is not adequately prepared to manage future challenges, it will be run over by them. The area's community facilities, which play a major role in establishing and maintaining the county's lifestyle, are therefore of vital interest.

Maintaining a system of good roads will be a major issue for Oconee County. As the area's population grows, existing roads will naturally become more crowded, entailing either the improvement of current routes, as well as the construction of new ones. However, as much of Oconee County's appeal is directly tied to its natural assets, planning and developing new thoroughfares in a manner that least influences these resources is vital. Issues such as the negative effects of impervious surfaces on groundwater, and the impact of additional roads in sensitive areas must be closely looked at to avoid negating the benefits of adding new roads. In addition, a viable system of regular road maintenance must be adopted and adhered to if waste is to be avoided.

Oconee County's water supply is an item of vital interest to all area residents. Currently, a handful of public water suppliers provide the more developed areas of the county with water, with a number of smaller private suppliers offering service to individual communities. There is, however, no unified plan for developing water service across the county, leaving many areas without access to a public water system. In years of normal rainfall, most residents in such areas are able to fill their needs from private wells. But during periods of drought, such as Oconee County experienced during the past decade, groundwater levels can become dangerously low. Further compounding the problem is the number of wells that now experience the inflow of pollutants during dry weather, forcing even some of those with sufficient volume to seek an alternative supply of safe drinking water. In addition, the lack of planning for future water needs impacts Oconee County's economic potential, for, as never before, water supplies are a prerequisite for attracting good jobs. With water a vital component of the operation of many high-tech industries, the lack of a comprehensive water plan leaves Oconee limited. Therefore, to meet both the physical and economic needs of the county, it is vital to establish a planning process that provides for the expansion of water supplies into any area requiring it.

Oconee County's solid waste situation remains tenuous at best, with the question of how to handle the area's future solid waste an issue of much debate. A long-range plan that delineates the way in which the county will handle its solid waste over the next several



decades is greatly needed. Whether by a joint effort with other jurisdictions to create a regional landfill, or by the establishment of a new facility within the county, or by simply reaching a long-term agreement with a facility in another area, a decision on the handling of solid waste is critical if the county is to be able to move on to other issues. In addition, efforts to decrease the volume of waste produced, such as promoting an increase in recycling, should be considered. One possible solution may be the establishment of a “pay as you throw” program, which has been used effectively by other jurisdictions to more fairly charge system users for the amount of solid waste they generate. Finally, as expansion and upgrading the system of recycling centers will likely be an ongoing effort for the near future, new facilities should be planned strictly based on population growth and development.

Oconee County is fortunate to have access to a number of quality educational institutions. The School District of Oconee County has created a system of public education that consistently ranks among the best in the state. And, although there are no colleges located within the county, Oconee is surrounded by a number of schools of higher education, providing area residents with easy access to a wide variety of educational choices. To insure that Oconee County’s residents have the best opportunities possible, therefore, the county should look to establishing closer bonds with these institutions, utilizing all available talent, and carefully considering the impact of future county actions on the overall quality of education. Closely connected to this is the direction taken by the county library system. Improvements and upgrades planned for the system will provide Oconee County with excellent facilities that can easily meet the needs of county residents. As with so many other items considered in this element, however, one of the main limiting factors is money, for major renovations and new facilities continue to increase in cost. But as is the case with so many other public facilities, revenues spent on a project are often recouped many times over in ways that cannot be easily shown on a spreadsheet. Therefore, Oconee County must move ahead with needed upgrades to the library in the most expeditious manner possible, while naturally seeking to be cost efficient, but not ignoring those benefits that lie beyond the scope of the bank account.

Oconee County is undergoing changes never before experienced. As the population grows, areas of the county that were formerly fields and pastures are fast becoming residential developments, shifting the population distribution from the traditionally “built up” areas into other places, and necessitating the creation of facilities to service the new residents. In the past, simply providing well-maintained roads may have been all that a local government needed to offer a population, but in today’s increasingly urban world, a wide range of services and facilities are often demanded of local governments. Many feel that those services that were once mere conveniences have become necessities. Therefore, to insure that it lives up to these new responsibilities, Oconee County must carefully plan all of its actions, avoiding waste and inefficiency where possible. If this is accomplished, the disruption resulting from future changes can be minimized, allowing for continued service to current residents, while preparing to meet the needs of those still to come.

## Community Facility Objectives for the Future

The following objectives are intended to address those needs and desires established within the Community Facilities Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Work to guarantee adequate water distribution systems for present and future economic development in Oconee County.
2. Improve and expand wastewater treatment within Oconee County.
3. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
4. Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County's citizens.
5. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.
6. Create and/or update plans for specific priorities.
7. Complete and properly maintain Oconee County's Geographic Information System (GIS).
8. Encourage development in a way that protects and preserves our natural resources.
9. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
10. Seek local, state, and federal funding support in efforts to expand and enhance educational opportunities for Oconee County residents.
11. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.
12. Regularly review public safety needs and enhance facilities as required.
13. Work to address the age-related problems that may arise among Oconee County's aging population, particularly focusing on issues not adequately dealt with by state and federal efforts.

14. Upgrade and maintain the county road system in a manner that meets the needs of Oconee County's growing population and provides safe and efficient routes through the county.

15. Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.

16. Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.

17. Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.



# Housing Element

## Overview

This element examines current and projected housing conditions, needs, and availability in Oconee County. The chapter begins with an analysis in terms of the age, condition, occupancy, location, type, and affordability of the current inventory of housing available to county citizens. Next, projections of future housing needs in terms of anticipated population levels and economic conditions are explored. The element concludes with goals and policy recommendations based on the expressed wishes of the citizens of Oconee County. The 2009 Comprehensive Plan Update focused on changes reflected in the 2000 Census.

## Housing Inventory

Oconee County's housing stock is comprised of a broad mix of housing types, ranging from both stick-built and manufactured single-family units to various types of multi-family housing units. Included among these multi-family types are conventional, public, government subsidized, and assisted-living units. While both stick-built and manufactured single-family units can be found throughout the county, most multi-family housing units, with a few exceptions, can be found in and around the towns of Seneca, Walhalla, and Westminster, where there is existing infrastructure, particularly public water and sewer. The lakes located in the county are driving forces behind the location of new houses, with this trend expected to continue over the next decade. See Table H-1 (below) for a comparison of households located in some of the counties in Upstate South Carolina.

**Table H-1**

<b>Number of Households in Region by County, 1950-2000</b>						
<b>County</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Oconee	9,314	10,445	12,764	17,373	22,358	27,283
Anderson	23,573	27,855	33,277	46,944	55,481	65,649
Greenville	45,066	58,916	74,191	101,579	122,878	149,556
Pickens	10,092	12,854	17,274	25,986	33,422	41,306
Spartanburg	38,130	43,314	53,172	69,934	84,503	97,735

Source: U.S. Census Bureau; Office of Research & Statistics

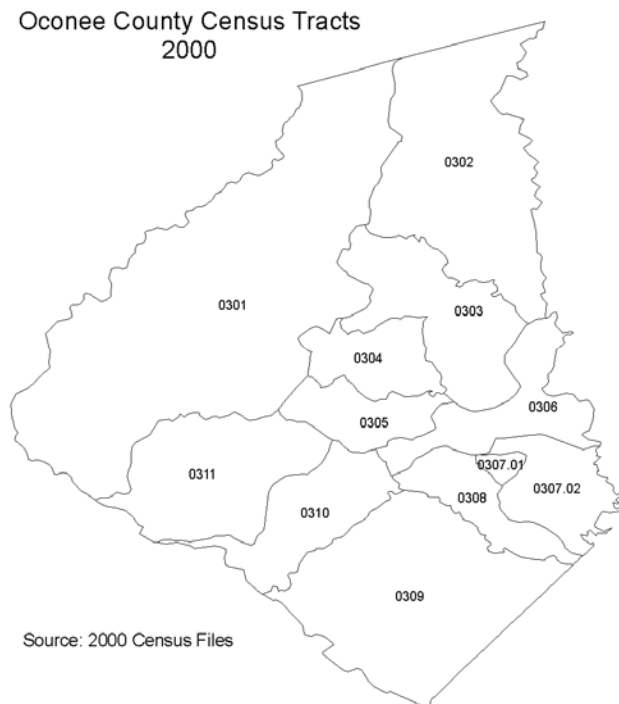
Table H-1 shows that, while Oconee lagged behind all other counties in the growth of the number of households between 1950 and 1980, it surpassed the rest of the counties between 1980 and 2000. This increase can in part be attributed to increased economic activity in Oconee spurred on by the development of the county sewer system, the creation of Lake Keowee and Lake Jocassee, and organized economic development activities. It was also during this period that a significant increase in the number of retirees moving from other regions began to settle around the county's lakes.

At the time of writing, Oconee County has experienced a significant decline in building activity due to a nationwide economic downturn. Even though our region has suffered, it has withstood the crisis better than other parts of the country. The scope of the impact of the decline will only be revealed over time, but there is little doubt that there will be long-term implications resulting from this period. As a result, there may be impacts on our housing stock, particularly as some sources indicate that people, heretofore seeking to maximize their homes in terms of size and quality, may begin to 'downsize' in an effort to be prepared for future crises. This remains to be seen; either way, our natural resources and relaxed lifestyle are almost sure to continue to attract a large number of newcomers for decades to come, which means that home construction will again become a major component of the Oconee County economy.

## Households by Census Tract

The U.S. Census Bureau divides Oconee County into eleven separate census tracts. See Figure H-1 below.

**Figure H-1**



The table below shows the number of households in each census tract in Oconee.

**Table H-2**

Number of Households by Census Tract						
Census Tract	1980	1990	1999	2004 (projected)	2000 Census	% Change from 1990 to 2000
301	1,053	1421	1601	1694	1704	20
302	839	1734	2154	2343	2487	43
303	1,308	1576	1709	1783	2056	30
304	2,320	2896	3218	3380	3159	9
305	1,044	1265	1372	1430	1606	27
306	2059	2597	2861	2993	2978	15
307	2635	3328	3681	3862		8
307.01					1623	
307.02					1968	
308	1747	2040	2205	2301	2544	25
309	1604	2238	2542	2692	3450	54
310	1681	2002	3371	3974	2209	10
311	1083	1261	1349	1399	1499	19

Source: 2000 Oconee County Economic Profile (ACOG) and the 2000 Census

The data indicates that all areas of the county experienced significant growth between 1980 and 1999. Census Tract 302, which encompasses much of the fast developing Lake Keowee area, has experienced the greatest increase in the number of households since 1980, having increased 157%. Census Tract 310, which is located near Westminster, also experienced tremendous growth during the 1990's, posting an increase of 68%. Overall, the 1990 Census revealed that there were 17,361 households in the county, with a homeownership rate of 76.9%.

The 2000 Census data provides us with a glimpse of what may be the beginning of a transition of growth. The largest percentage of growth during the last decade occurred in Census tract 309, which encompasses I-85 interstate and the village of Fair Play. The second largest increase in households was found in tract 302, which includes a large part of the Lake Keowee area.

## Housing Units

The U.S. Census Bureau defines a housing unit as a habitable dwelling that includes individual single-family dwellings, duplexes, apartments, condominiums, and other habitable dwelling components, whether currently occupied or vacant.

The following table illustrates the number of housing units in Oconee and other upstate counties.

**Table H-3**

<b>Housing Units in Upstate South Carolina, 1950-2000</b>							
<b>County</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2007 estimates</b>
Oconee	9,999	11,757	14,032	20,226	25,983	32,383	37,029
Abbeville	6,329	6,262	7,099	8,547	9,846	11,658	unavailable
Anderson	24,890	30,083	35,981	51,359	60,753	73,213	82,303
Cherokee	9,051	10,060	11,605	14,955	17,610	22,400	unavailable
Greenville	47,857	64,140	79,939	108,172	131,645	162,803	186,106
Greenwood	11,560	13,980	16,524	21,017	24,735	28,243	unavailable
Laurens	12,423	14,082	15,810	19,628	23,201	30,239	unavailable
Pickens	10,898	13,799	18,673	28,469	35,865	46,000	51,075
Spartanburg	39,699	45,971	56,801	75,833	89,927	106,986	120,682
Union	7,990	8,396	9,499	11,393	12,230	13,351	unavailable

Source: U.S. Census Bureau

The number of housing units in Oconee County has undergone rapid growth since 1950, having increased approximately 224% during the period. This places Oconee in the top 3 counties in the upstate, along with its neighboring mountain counties of Pickens and Greenville (they increased 322% and 240% respectively). It should be noted that during the last several decades, the number of units in Oconee increased at least 25% per decade, with the greatest growth occurring during the 1970's. Currently, census estimates show the number of housing units has increased roughly 13 percent since 2000.



Table H-4 (below) breaks down the housing units by both municipality and unincorporated areas.

**Table H-4**

<b>1980-2000 Housing Unit Totals for Oconee County and Municipalities</b>					
Jurisdiction	1980	1990	% Change 1980-1990	2000	% Change 1990-2000
Salem	90	92	2.2	72	-21.7
Seneca	3005	3367	12.0	3677	9.2
Walhalla	1649	1726	4.7	1705	-1.2
Westminster	1303	1367	4.9	1333	-2.5
West Union	128	131	2.3	145	10.7
Unincorporated Areas	14,051	19300	37.0	25451	32
<b>Total</b>	<b>20,226</b>	<b>25,983</b>	<b>28.5</b>	<b>32383</b>	<b>24.6</b>

Source: 2000 Oconee County Profile (ACOG); 2006-2007 Oconee County Profile (ACOG)

The table shows that Seneca experienced the greatest growth of all the municipalities with a 12.0% increase between 1980 and 1990 and a 9% increase from 1990 through 2000. West Union and Salem experienced the least growth from 1980 to 1990 with almost identical levels, 2.3% and 2.2% respectively; however, the 1990's showed Salem experienced a sharp decrease in overall numbers during the period. The unincorporated areas of the county outpaced the municipalities growth by approximately 5%.

### **Occupancy Status**

The South Carolina Statistical Abstract '99 shows that in 1990 there were 25,983 housing units in Oconee County, with 22,358 of the units occupied, and 3,625 vacant at the time the data was collected. Of these, 17,196 units were owner occupied, and 5,162 were rented. Table H-5 (below) illustrates some of the characteristics of unit occupancy, and the extent of change between 1980 and 2000.

**Table H-5**

<b>Housing Occupancy Characteristics, 1980-1990</b>					
	1980	1990	% Change 1980-1990	2000	% Change 1990-2000
Total Persons	48,611	57,494	18.27	66,215	15.2
Total Housing Units	20,226	25,983	28.46	32,383	24.6
Total Vacant Units	1,665	3,625	54	5,100	40.7
Households	17,373	22,358	28.69	27,283	22.0
Persons per Household	2.8	2.6	-7.7	2.4	-7.7
Families	13,723	16,875	22.97	19,589	16.1
Persons per Family	3.2	3.0	-6.7	2.9	-3.3

NA= Data Not Available

Source: Oconee County Profile (ACOG); 2000 Census Data

As the table illustrates, the total number of households has undergone a tremendous increase since 1980; at the same time, the number of persons per household has declined.

The 1990 Census showed that there was a 76.9% homeownership rate in Oconee County, while the rest of the state had a 69.8% rate. This 7.1% difference may be at least partially attributed to the traditionally rural, self-sufficient lifestyle of Oconee residents. Added to this, of course, is the fact that in recent decades the county has undergone a tremendous growth in population led by retirees from other regions. Having finished their working years, with pensions, investments, and other sources of wealth, a large portion of the group comes to Oconee County looking to purchase land and build a home, thereby further expanding the area's rate of homeownership.

### **Rural versus Urban**

Although there is a fast growing urban cluster inside Oconee County, the vast majority of county residents still live in rural areas. In 1970, the U.S. Census Bureau reported that 70.1% of Oconee residents lived in rural areas; by 1990, this number had increased to 74.6%. By 2000, however, this trend has reversed, with the percentage of rural residents falling to 70.9%.

Table H-6 (below) illustrates the division between rural and urban in 2000.

**Table H-6 – Urban and Rural Population: Census 2000**

	Oconee County, South Carolina
Total:	66,215
Urban:	19,215
Inside urbanized areas	0
Inside urban clusters	19,215
Rural	47,000

Source: United States Census Bureau

### Type and Value of Housing Stock

Oconee County’s housing stock is comprised of a mix of housing types, age, and affordability levels. In 1990 there were a median number of 5.3 rooms per housing unit. A mean of 2.6 persons lived in owner-occupied housing units, while a mean of 2.3 persons lived in renter-occupied housing. The median year of construction of the structure was 1972. (State Data Center, Div. of Research & Statistical Services)

Many individuals in Oconee County rely on manufactured housing, particularly for low-cost dwellings. In 2000, the Oconee County Council adopted an ordinance that banned the importation of any manufactured home into the county if it was constructed before June 1976. While the ban did not immediately impact any structure that was already located in the county at the time of adoption (such units were exempted), the regulation will remove, over time, those potentially hazardous manufactured homes constructed before federally mandated minimum standards were adopted. In 1990 there were 6,444 manufactured homes registered in Oconee County, of which 5,218 were occupied. (State Data Center, Div. of Research & Statistical Services)

An examination of the value of Oconee’s single-family housing stock reveals structures ranging from extremely low-value (sometimes substandard) structures to custom luxury homes situated in exclusive lakefront communities. While the exact number of homes not meeting minimum occupancy standards established by adopted building codes is unknown, 1990 census figures indicate that the amount is relatively small. Only 1.1 % (249 of the 25,983 households in the county) are known to have incomplete plumbing systems, and all but 35 units were shown in census data to have a steady fuel source for heat (Note: While plumbing and heating are only two of a variety of factors used in determining if a structure is safe to occupy, no other reliable data was available at the time of writing). While the existence of any substandard housing units may be deemed to be unacceptable by many in the 21<sup>st</sup> Century, the presence of such dwellings is perhaps to be expected in any traditionally rural agrarian area. This is particularly true in Oconee since the county only began enforcing building codes in 1999.

As noted above, multi-family housing units are predominantly located in or near the municipalities, with few units having been recently constructed in unincorporated areas. Due to the limitations imposed on obtaining sewer service for projects outside town boundaries, however, few units are being constructed in unincorporated areas. As a

result, the multi-family housing stock is aging. In addition, rents on a significant number of units in the county are subsidized by governmental funds, expanding low-cost housing options for many people. U.S. Census data indicates that in 1994 there was a 98.9% occupancy rate (636 units) for subsidized rent units. There was a 9% vacancy rate for the 554 conventional units available in the county.

The estimated median value of owner-occupied housing in 1999 ranged from \$58,424 in Census Tract 307 (east of Seneca) to \$227,551 in Census Tract 302 (near Lake Keowee). This table shows the value of housing distributed by census tract.

**Table H-7**

<b>Estimated Value of Owner-Occupied Housing by Census Tract, 1999</b>								
Tracts	Median Value	Number of Units Per Value Range						
		<\$75K	\$75K-\$100K	\$100K-\$150K	\$150K-\$200K	\$200K-\$300K	\$300K-\$400K	>\$400K
301	60,403	396	103	79	24	8	1	0
302	227,551	252	112	94	66	252	165	217
303	84,186	323	132	125	57	71	26	9
304	65,326	995	303	211	59	21	3	2
305	74,897	325	207	91	19	5	1	0
306	107,551	525	300	417	164	258	88	46
307	58,424	1219	292	220	48	17	1	4
308	70,524	568	212	162	47	29	4	0
309	67,697	545	179	130	52	26	6	4
310	71,267	797	329	260	46	40	5	4
311	63,846	325	96	96	16	1	0	0

Source: 2000 Oconee County Profile (ACOG)

Tracts 302 and 306, which lie adjacent to Lake Keowee, are the location of the greatest number of homes valued over \$400,000, with 92% of all such units in the county lying within the two tracts.

The figures in Table H-8 were updated according to the data released by the 2000 Census. Census track 302, on the shores of Lake Keowee, continues to have the highest median value home; although the updated table shows a slight decrease in value it is insignificant. The two next highest tracks are 303 and 306 which are also located on the shores of Lake Keowee. Census Track 306 saw an increase of roughly 300 percent in the number of homes valued over \$400,000.

**Table H-8**

<b>Estimated Value of Owner-Occupied Housing by Census Tract, 2000 Census</b>										
<b>Census Tract</b>	<b>Total:</b>	<b>Median Home Value</b>	<b>Less than \$50,000</b>	<b>\$50,000 to 99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$249,999</b>	<b>\$250,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>Greater than \$400,000</b>
<b>301</b>	735	82,700	139	351	115	83	21	14	7	5
<b>302</b>	1,493	210,100	126	237	178	159	231	122	209	231
<b>303</b>	999	134,500	93	280	227	168	44	54	69	64
<b>304</b>	1,683	86,300	297	745	387	189	39	2	15	9
<b>305</b>	785	86,200	94	452	162	33	5	0	21	18
<b>306</b>	1,990	131,500	190	497	466	204	193	132	128	180
<b>307.01</b>	724	60,300	244	388	85	7	0	0	0	0
<b>307.02</b>	1,015	96,300	95	435	185	194	71	14	7	14
<b>308</b>	1,278	99,600	57	588	380	112	41	74	8	18
<b>309</b>	1,382	99,200	73	626	343	183	60	35	50	12
<b>310</b>	989	78,600	248	406	224	87	0	8	16	0
<b>311</b>	523	75,300	105	307	80	25	6	0	0	0
U.S. Census Bureau 2000 Census										

### Seasonal/Temporary Housing

Many homes surrounding Oconee’s lakes are second homes, used primarily on weekends and for vacations (and occasionally as rentals). The number of seasonal housing units, as defined by the Census Bureau, is significant.

**Table H-9**

<b>Seasonal Housing Units in Selected Upstate Counties, 1950-2000</b>				
<b>County</b>	<b>Seasonal Units 1950</b>	<b>Seasonal Units 1970</b>	<b>Seasonal Units 1990</b>	<b>Seasonal Units 2000</b>
Oconee	90	110	1,703	2634
Pickens	181	92	333	800
Anderson	102	165	1,347	1811
Greenville	404	56	722	1550

Source: State Data Center, Office of Research & Statistics 2000 Census

The number of seasonal housing units in Oconee County has grown tremendously since 1950. The table above shows that growth in seasonal units was slow between 1950 and 1970, but was subject to a tremendous increase between 1970 and 2000. The 2000 Census reveals that the number of seasonal units in Oconee rose another 36% to 2,634 units. This growth in seasonal housing during the 1990’s reflects the impact of the

development of Lakes Keowee and Jocassee, which resulted in a great increase in second homes.

Oconee County is the location of the Duke Energy’s Oconee Nuclear Station, one of the premier nuclear facilities in the nation. While there is no doubt that the county has reaped many benefits from having the facility within its borders, the plant’s activities often influence the lives of Oconee’s citizens in unforeseen ways. This is particularly true regarding the effect that both regular and unscheduled maintenance and repair work has on the local demand for temporary housing (both single-family units and multi-family units). The nuclear station’s utilization of large numbers of subcontractors and temporary workers occasionally results in full capacity situations in available temporary housing in the surrounding region. To take advantage of the short housing supply, some property owners offer rental units traditionally leased by the year for shorter terms, typically for higher rents than would be received for a standard lease. To this point, Oconee County’s available housing stock, along with that in adjoining counties, has proven to be sufficient to provide for temporary workers for limited periods. Any comprehensive examination and plan for future housing in the county, however, should not ignore these occasional drastic changes in demand.

### Affordable Housing

In 2007, the State of South Carolina passed the Priority Investment Act, which expanded the requirements of the Housing Element to include a detailed discussion of affordable housing. In Oconee County, housing prices have risen faster than family income, thereby creating a significant deficit for many individuals or families trying to pay for a home. According to one source, the value of a median priced house in Oconee County rose by 71.4 percent between 1990 and 2000; at the same time, the median income of the county increased by only 39.5 percent.<sup>1</sup> This trend continued through 2007. But what is affordable housing, and why is it important?

Affordable housing is plagued with misconceptions in public perception that may be the biggest barrier to overcome. The Campaign for Affordable Housing<sup>2</sup> has identified five of the most common myths surrounding affordable housing.

**Table H-10**

<b>Five Common Myths Regarding Affordable Housing<sup>3</sup></b>	
<b>MYTH</b>	<b>TRUTH</b>
Affordable housing is ugly.	Affordable housing is designed to fit into the community character in size and style. It is typically privately owned, designed, and developed. Like everything else the cost of a home has little to do with whether or not it is ugly.
Affordable housing increases traffic.	All types of development impact traffic volume. Affordable housing is best suited near employment centers, which would decrease dependency on the automobile.

<sup>1</sup> Eldridge, Diane. “Affordable Housing in the Upstate.” The Upstate Advocate. December 2003.

<sup>2</sup> [www.tcuh.org](http://www.tcuh.org)

<sup>3</sup> *ibid*

	<p>The National Personal Transportation Survey found that low-income households make 40% fewer trips than other households.</p> <p>Studies indicate that the average resident in a compact neighborhood will drive 20-30% less than residents of a neighborhood half as dense.”</p>
Affordable housing increases crime.	There is no correlation between safe, decent, and affordable housing and crime. In fact studies show that what does cause crime and a host of other socio-economic ills is community disinvestment, overcrowding, lack of jobs and community services.
Affordable housing over-burdens schools and infrastructure.	Studies show that the traditional single family home neighborhood has 2 to 3 times the number of school aged children than those living in apartments. U.S. Office of Technology Assessment found that it costs 10,000 dollars per unit more to provide infrastructure to a lower density/urban development than a more compact urban development (OTA-E11-643, 1995. Infrastructure costs significantly decline as density increases.
Affordable housing lowers property values.	Academic studies and market analyses prove otherwise. A Study by Wayne State Univ. found that affordable housing often has an insignificant or positive effect on property values in higher value neighborhood and improves values in lower-valued neighborhoods.

Most people agree that safe, decent, and affordable housing is an important component of a good society; but beyond just providing people a place to stay that they can afford, some contend that it positively influences the economy, and even improves the quality of our environment. As stated by one planning expert, “The housing problem that affects the most Americans today is cost burden, which happens when families spend so much for housing that their ability to pay for the other necessities of life is compromised.”<sup>4</sup> Of course, the dollar amount considered affordable varies widely from region to region, depending upon the amount of wealth that flows throughout the local economy. To deal with this variability, the federal government has adopted the standard that households spending 30% or more of their gross household income for housing are burdened, and those spending 50% or more for housing are severely burdened.<sup>5</sup> As more and more individuals find themselves in this situation, the broader economy suffers from the lack of discretionary income. In addition, with less money available, normal and routine maintenance of housing also decreases, which in turn expands the amount of substandard housing in a community. There is also the fact that, as housing becomes less affordable in an area, development moves away from higher cost areas to lower ones, increasing the need for infrastructure in rural lands, which itself fuels more sprawl. Finally, affordability also influences industry recruitment, for companies want their

<sup>4</sup> Mallach, Alan, FAICP. “The Case for Affordable Housing.” Planning. March 2009. pg. 33

<sup>5</sup> Ibid.

employees to live close by their workplace. When the average worker cannot afford to live in a given area, employers will naturally look elsewhere.

Affordable housing also engenders a sense of community, for by placing housing within the price range of those that form ‘the backbone’ of our society and economy, neighborhoods are stabilized by the presence of those groups that tend to support and sustain those activities that establish an identity. Further, “stable housing boosts the educational performance of children, induces higher participation in civic and volunteer activity, improves health care outcomes, and lowers crime rates, and lessens welfare dependency.”<sup>6</sup> Therefore, for a number of reasons, affordable and safe housing matters not only to those seeking a home, but to everyone else in a community. Without a doubt, affordable housing is a critical issue for the future prosperity of Oconee County.

One of the keys to beginning a discussion on any issue is to define the terms involved to ensure that there is a minimum of confusion. The South Carolina Priority Investment Act defines Affordable Housing, in the case of dwelling units for sale, as

“housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty eight percent of the annual household income for a household earning no more than eighty percent of the areas median income, by household size for the metropolitan statistical area as published by the U.S. Department of Housing and Community Development (HUD) and, in cases of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eight percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.”

Distilled to a formula, the definition is:

$$\text{Affordability} = 28\% \times (80\% \times \text{Areas Annual Household Income (per HUD)})$$

Table H-11 (below) contains the 2009 income limits for 80% of median income for most upstate counties.

**Table H-11**

<b>2009 Maximum Income Limits for 80 % of Median Income</b>									
<b>COUNTY</b>	<b>MEDIAN INCOME</b>	<b>Number of Persons in Family</b>							
		<b>1 PERSON</b>	<b>2 PERSON</b>	<b>3 PERSON</b>	<b>4 PERSON</b>	<b>5 PERSON</b>	<b>6 PERSON</b>	<b>7 PERSON</b>	<b>8 PERSON</b>
ANDERSON	53,800	\$30,750	\$35,150	\$39,550	\$43,900	\$47,450	\$50,950	\$54,450	\$57,950
CHEROKEE	47,700	\$30,750	\$35,150	\$39,550	\$43,900	\$47,450	\$50,950	\$54,450	\$57,950
GREENVILLE	57,200	\$32,050	\$36,600	\$41,200	\$45,750	\$49,400	\$53,050	\$56,750	\$60,400
GREENWOOD	53,400	\$29,900	\$34,150	\$38,450	\$42,700	\$46,100	\$49,550	\$52,950	\$56,350

<sup>6</sup> *South Carolina Priority Investment Act: Implementation Guide for Local Governments*. American Planning Association South Carolina Chapter: Making Great Communities Happen. First Edition. October 15, 2008. pg. 29



OCONEE	55,100	\$30,850	\$35,300	\$39,700	\$44,100	\$47,650	\$51,150	\$54,700	\$58,200
PICKENS	57,200	\$32,050	\$36,600	\$41,200	\$45,750	\$49,400	\$53,050	\$56,750	\$60,400

Income limits are based on actual County Median Income Limits **or** State Non Metro Median Income limits, as computed, income limits are rounded to the nearest whole number

Source: [www.sha.state.sc.us/Housing\\_Partners/Income\\_Limits](http://www.sha.state.sc.us/Housing_Partners/Income_Limits)

Based on Table H-11, for a family of four in Oconee County the income at the 80% limit is \$44,100, which multiplied by 28% equals \$12,342, an annual total. Therefore, expenditures for an affordable housing in Oconee County should be no more than approximately \$1,000 per month.

Rental units are also a critical component of affordable housing in a community. According to a U.S. Census Bureau Report,

Down payment assistance would do more to improve the affordability of a modestly priced home for renters than lower down payment requirements (which would increase monthly mortgage payments) or major reduction in interest rates. Financial assistance, would however, require funding from another source, ideally from a party that has no financial gain from the transaction, such as employers, nonprofit groups, or a governmental agency.<sup>7</sup>

Affordability standards for rental units were also established by the Priority Investment Act, and are determined by the following formula:

$$\text{Affordability (Rental)} = 30\% \times (80\% \times \text{Areas Annual Household Income (per HUD)})$$

Table H-12 (below) shows what HUD considers be within acceptable rental limits for most upstate counties. All figures include an estimated allowance for utilities.

**Table H-12**

<b>2009 Maximum Gross Rent Limits for 80 % of Median Income</b>						
		<b>Maximum Monthly Gross Rent* (utilities included)</b>				
<b>COUNTY</b>	<b>MEDIAN INCOME</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
ANDERSON	52,400	768	823	988	1,141	1,273
CHEROKEE	46,700	768	823	988	1,141	1,273
GREENVILLE	57,200	791	847	1,017	1,175	1,311
GREENWOOD	53,400	747	800	961	1,110	1,238
OCONEE	55,100	771	826	992	1,146	1,278
PICKENS	57,200	801	858	1,030	1,189	1,326
* Gross Rent includes contract rent plus tenant paid utilities						
Rent limits are based on actual County Median Income Limits <b>or</b> State Non Metro Median Income limits, as computed, gross rent limits are rounded to the nearest whole number						

<sup>7</sup>Savage, Howard A. "Who Could Afford to Buy a Home in 2004?" United States Census Bureau. Issued May 2009.

As shown in Table H-10, a two-bedroom rental unit for a family in Oconee County should cost no more than \$992 dollars a month for rent and utilities (water, sewer, electricity, natural gas, etc). It should be noted that the United States Census Bureau's American Community Survey has estimated that the median gross rent in Oconee County is approximately 26.5% of the household income in the past 12 months. Therefore, the median rent in Oconee County actually falls within the State's definition of affordability, with the caveat that utilities are not included in the Census estimates. (Often renters pay more for utilities than owners do because rental units are typically more inefficient).

### Barriers to Affordability

The lack of affordable housing can result from a variety of reasons. In 2004, the United States Census Bureau published a brief report entitled: "Who Could Afford to Buy a Home in 2004"<sup>8</sup>, which looked at some of the trends in housing affordability in 2004. According to this report, 58 % of all American families could afford to buy a modestly priced home in the state where they resided, provided the home was valued in the bottom 25 % of the regions home value distribution. Estimating the bottom 25% range of housing values (see table: "Estimated Value of Owner-Occupied Housing by Census Tract, 2000 Census") for Oconee County shows that 58% of residents could indeed afford a home that cost less than 100,000 dollars, provided there were no external limiting factors. According to the U.S. Census Bureau report, among such barriers that prevented people from purchasing a home were generally: excessive debt, lack of down payment, poor credit, and interest rates which took the home out of the affordability range. Naturally, government is very limited in what it can do to change the personal choice of an individual to acquire excessive debt or create a bad credit history. Therefore, other avenues must be pursued to assist with making housing affordable.

The South Carolina Priority Investment Act Implementation Guide for Local Governments identifies some of the non-essential regulations that may become possible barriers to affordable housing. Of those identified, very few apply to the current regulatory climate of Oconee. Table H-13 (below) identifies various regulations that may influence the affordability of housing in Oconee County, and evaluates the strengths and possible areas of concern.

---

<sup>8</sup> Savage, Howard A. "Who Could Afford to Buy a Home in 2004?" United States Census Bureau. Issued May 2009.

**Table H-13**

<b>Oconee County’s Land and Housing Ordinances</b>		
<b>Code of Ordinances</b>	<b>Strengths</b>	<b>Areas to look at in light of affordable housing issue</b>
Chapter 6: <i>Building Code Regulation</i>	Protects homeowners from poor construction that can devastate a new home owner  Ensures health and safety of residential and multi-family construction	“One Stop” permitting  Analysis could be undertaken to identify barriers unrelated to health and safety that may prevent affordability but change would have to come from the State level, as building codes is a mandate for local governments  Examine fee structure and permitting cost for projects meeting affordability requirements
Chapter 16: <i>Flood Ordinance</i>	Prevents loss in cases of catastrophic flood events	
Chapter 26: <i>Roads and Bridges</i>	Provides for gravel roads, that meet fire code for those developments of ten units or less  Provides a mechanism to reimburse a developer who is required to upgrade a county road and also encourages developers to provide affordable housing (see section 26-5)	Road pavement widths for private road developments  Sidewalks
Chapter 32: <i>Unified Performance Standards</i>		
Article V: <i>Group Homes</i>		Ordinance should be reviewed and adjusted  1,000 feet separation from nearest residence
Article VI: <i>Land Development and Subdivision Regulations</i>	Administrative Review for all development  Clearly defined review process  Lot sizes vary with type of sewage treatment, with most restrictive for traditional septic (state minimum) of .57 acres.  Exempts Family Transfers	Setback standards for residences  Security in Lieu of Completion of 125 % of total cost before final plat can be recorded  Development where no land is subdivided but still requires a review due to definition of subdivision to include dwelling

	One cost for review at time of preliminary application	units
Chapter 34: <i>Utilities</i>		Look at possible payback mechanisms for developers when they need to upgrade system  Article V: Sewer Impact Fee
Chapter 38: <i>Zoning</i>	Tool that can be used to minimize the negative impacts of incompatible land uses in community  Citizen Initiated  Control Free District does not regulate use  Manufactured Housing is not treated differently than stick built housing	Ordinance needs to provide for both Traditional Neighborhood Development (TND's) and Planned Unit Developments (PUD's)  New to County and issues still need to be worked out.

A review of Table H-13 shows that, compared to neighboring counties, Oconee County's regulatory climate is open to affordable housing. Still, there is room for improvement, and all regulations governing development, existing and proposed, need to be examined with an eye toward increasing 'friendliness' toward affordable housing. Of more importance in the short term, however, is the need for Oconee County to partner with non-profits and other organizations that can help guide citizens in getting into a home of their own. To this end, a community housing task force should be considered the top priority. Once created, this entity could be charged with not only working to foster the development of affordable units, but also with monitoring situations that serve as potential impediments.

The Priority Investment Act also requires local governments to analyze market-based incentives that may be available for the development of affordable housing. The Priority Investment Act Implementation Guide for Local Governments identifies a number of market-based incentives that may be considered for suitability for incorporation into the development standards and practices of Oconee County.

**Table H-14**

<b>Implementation Guide for Local Governments: Market Based Incentives for Developers</b>	
<b>Incentive</b>	<b>Summary</b>
Density Bonuses	"Developers who commit to allotting a certain percentage of units at below market rates may be allowed to reduce lot sizes or increase the number of houses on a lot, thereby reducing land cost per unit."  page 30
Relaxed Zoning Regulations	"Modification to regulations such as: minimum lot

	<p>area requirements, limitations on multi-family dwellings, minimum setbacks, variances, reduced parking requirements, and modified street standards are essential to the streamlined development of affordable housing.”</p> <p style="text-align: right;">page 30</p>
Reduced or Waived Fees	<p>Counties could look at reducing or waiving fees for projects that incorporate a determined percentage of the development as affordable units. “This may include reimbursements or permit fees to developers whose developments are certified as affordable and also waiving up to 100% of the water or sewer tap fees for affordable units.”</p> <p style="text-align: right;">page 31</p>
Fast Track Permitting	<p>Basically, streamline the permitting process with pre-approved house plans, a comprehensive pre-application review for major projects, and create central permitting location</p>
Design Flexibility	<p>“Loosening design flexibility involves creating pre-approved design standards to allow for quick and easy approval. Infill development, mixed use projects, and accessory dwellings are promoted.”</p> <p style="text-align: right;">page 31</p>
Transfer of Development Rights	<p>“A TRD program permits landowners to shift densities from one site to another through a negotiated transaction. Under this approach, a landowner in a “sending” area could sell development rights to landowners in a “receiving area.”<sup>9</sup></p> <p>“TDR programs operate through the transfer of development rights, or units, of density from one geographic area to another within the region.”</p> <p style="text-align: right;">page 32</p>
Impact Fee Exemptions	<p>“Whether impact fees would be considered “nonessential housing regulatory requirement,” is unclear, but this affordable housing exemption may remove a potential barrier to the development of affordable housing and would be appropriate for consideration in a designated priority investment zone.”</p> <p style="text-align: right;">page 34.</p> <p>If Oconee County ever chooses to look at impact fees, considerations will need to be given for affordable housing.</p>
Growth Related Public Facilities Standards	<p>This market based incentive, when affordable housing is an issue, would adjust the level of public service standards that some communities put into place so that infrastructure keeps up with demand and maintains an acceptable level of service.</p>

<sup>9</sup> Freilich, Robert H. and S. Mark White. *21<sup>st</sup> Century Land Development Code*. With Kate F. Murray. American Planning Association: Washington, D.C. 2008 p 110-111

Urban Growth Boundaries	<p>“The PIA (<i>Priority Investment Act</i>) provides for the establishment of a priority investment zone, within which traditional neighborhood design and affordable housing must be permitted. The urban growth boundary concept, while not authorized by the PIA expressly, is consistent with the priority investment zone concept. For example, the priority investment and a “developing area” <i>boundary</i> may be one in the same.” page 37; italics mine</p>
Development Agreements	<p>“The development agreement is a local government planning and implementation tool that may be used to meet the intent of the Priority Investment Act.” page 37</p> <p>State law is very specific as to the standards and requirements of utilizing a development agreement. The specific standard can be found in “The South Carolina Government Development Act.”</p>
Tax Increment Financing	<p>This is a complex statute in State Law that basically allows for the redevelopment of an area and the increase of that revenue to be returned back for specific purposes</p>
Overlay Zoning Districts	<p>According to the SC Planning Act overlay, zones may impose or relax a set of requirements imposed by the underlying zoning district when there is a special public interest in a particular geographic area that does not coincide with the underlying zone boundaries.</p> <p>In this case, overlay zones may be used to relax a set of requirements, which would provide incentive for affordable housing in that location.</p>
Local Government Improvement Districts	<p>Mechanism provide in State Code that allows local government to plan and implement public infrastructure improvements and to apply assessments on property within the district, with the concurrence of property owners, to pay a portion of the cost of the improvement. page 41</p>
Special Property Tax Assessments	<p>S.C. Code sec. 4-9-195,et seq. authorizes counties to temporarily abate property taxes for a period of up to twenty years on all or a portion of the value added to real property as a result of an approved rehabilitation. This may be used as an incentive for renovations of low to moderate-income rental property. page 44</p>

## Permitted Construction

**Table H-15**

	<b>FY2000</b>	<b>FY2001</b>	<b>FY2002</b>	<b>FY2003</b>	<b>FY2004</b>
<b>Total Permits</b>	2511	2255	2078	1993	2007
<b>1&amp;2 Family</b>	719	418	555	533	638
<b>Mobile Home</b>	808	625	444	379	375
<b>Commercial</b>	64	35	67	105	117
	<b>FY2000</b>	<b>FY2001</b>	<b>FY2002</b>	<b>FY2003</b>	<b>FY2004</b>
<b>Fees Paid</b>	\$362,991	\$310,000	\$480,992	\$487,585	\$561,419
<b>Valuation</b>	\$119,868,072	\$144,677,195	\$158,623,641	\$162,774,416	\$172,993,644
<b>Budget</b>	\$302,847	\$358,195	\$338,876	\$418,141	\$378,943

**Table H-15 continued,**

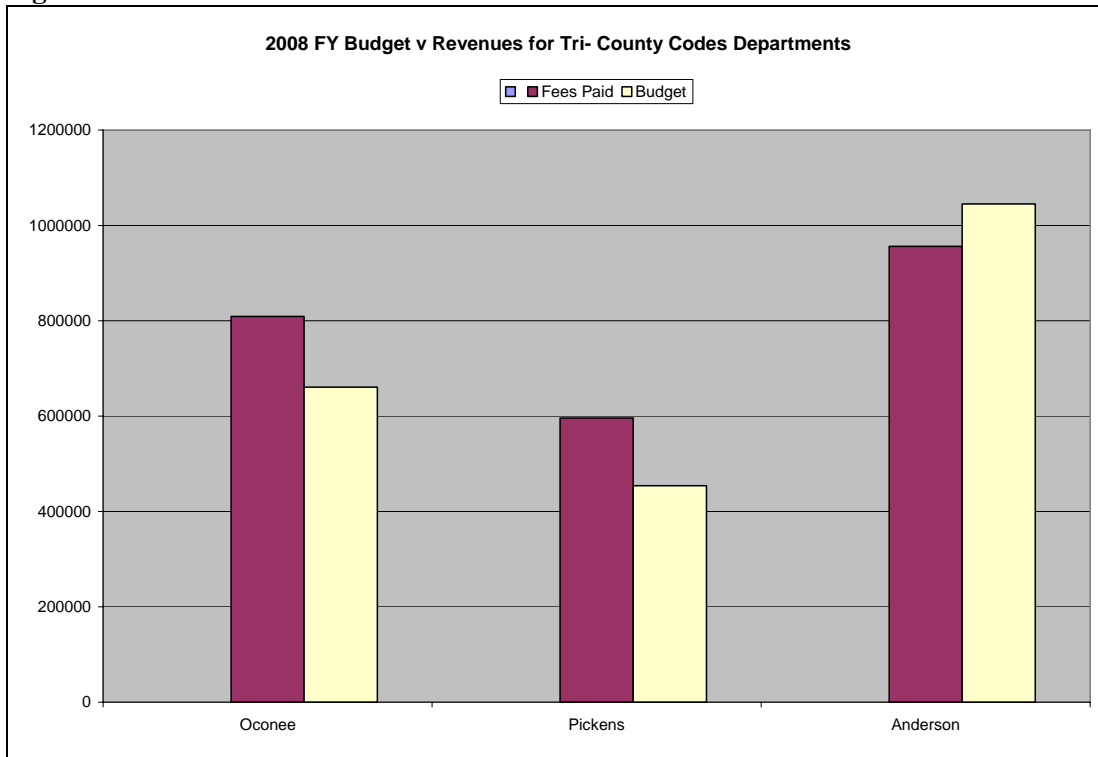
	<b>FY2005</b>	<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>
<b>Total Permits</b>	2197	2288	1667	2207	1315
<b>1&amp;2 Family</b>	756	795	783	746	267
<b>Mobile Home</b>	306	397	217	252	255
<b>Commercial</b>	102	120	140	218	121
	<b>FY2005</b>	<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>
<b>Fees Paid</b>	\$745,963	\$976,280	\$876,607	\$808,910	\$505,628
<b>Valuation</b>	\$226,033,418	\$269,450,530	\$195,969,711	\$312,086,529	\$127,053,545
<b>Budget</b>	\$400,934	\$530,395	\$617,740	\$660,606	\$623,512

Source: State Data Center, Office of Research & Statistics

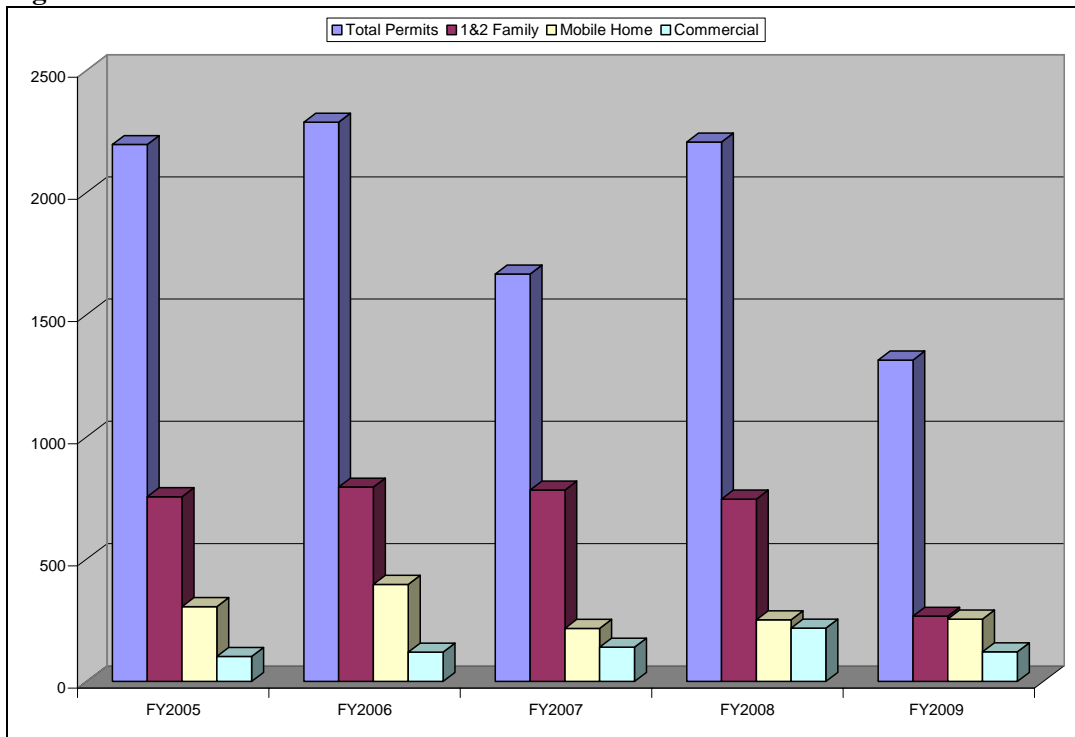
Construction activity increased in Oconee County during the 1990's, posting significant gains in each year from 1995 onward. It should be noted that the figures shown in Table H-8 reflect permits issued by the Oconee County Tax Assessor's Office. On July 1, 1999, the newly created Oconee County Building Codes Department began operations, assuming the responsibility of permitting all construction activity. Operation of the Building Codes Department required more money than the county had been receiving from permits sold by the Tax Assessor's Office. The county therefore turned to the fee schedule recommended by the Southern Building Codes Congress International (SBCCI) to cover the additional costs, which resulted in higher permit prices. The rates were based on a regional standard recognized throughout the south, bringing Oconee into line with other jurisdictions operating building code programs. Construction activity continued to increase through 2006; however, in 2007 we saw a decline. 2008 value increased with the addition of a new patient tower at Oconee Memorial Hospital. With the national financial recession of 2009, construction numbers had a dramatic decrease.

Oconee County Building Codes has traditionally provided a surplus revenue stream into the general county budget from permit fees, the exception being in 2001 and 2009 during times of lower construction activity.

**Figure H-1**

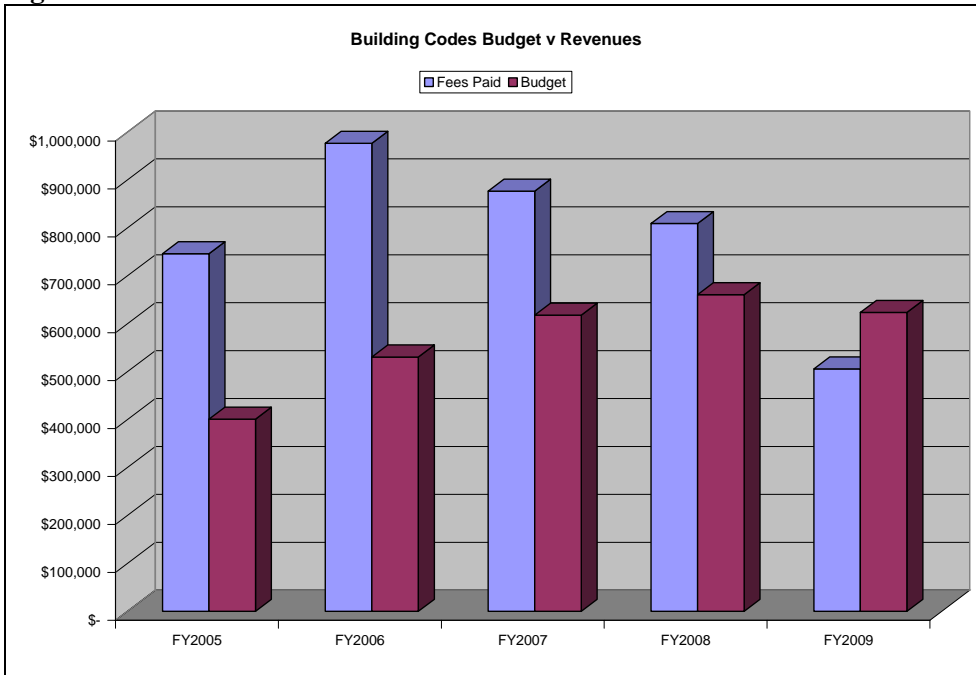


**Figure H-2**





**Figure H-3**



### Construction and Development Standards

As stated above, the Oconee County Building Codes Department began operation in July of 1999. It was at this time that Oconee County began enforcement of the state approved codes. Manufactured homes, which are constructed to federally mandated standards, are only inspected during setup, at which time state regulations governing various aspects of the process are enforced. All inspectors employed by the department are certified by the South Carolina Building Codes Council, and are required to pass a series of certification exams conducted by the International Code Council (ICC). Also, all contractors working in Oconee must be licensed or registered (depending on the particular project) by the state of South Carolina. As a result of the actions of the Building Codes Department, overall quality in construction activity in Oconee County has increased significantly. While Oconee County has traditionally been fortunate to have a pool of good builders to provide safe, high-quality structures for the public, there have been instances when less-scrupulous individuals have taken advantage of Oconee's citizens. Active code enforcement, therefore, offers Oconee's citizens a much higher level of protection than was available to them before. New efforts were promoted to ensure cooperation with other departments and agencies to safeguard the public and ease the permitting process. In 2006, the County added a Fire Marshal position to Building codes to facilitate fire inspections. Also the 911 addressing coordinator was moved from the GIS map room to Building Codes to smooth the progress of both construction permitting and zoning. In 2008 staff obtained certification as floodplain managers to help with FEMA mandated flood management. Although having a smaller staff, by 2008, Oconee Building Codes provided similar or better service than surrounding counties in services provided.

## Analysis

An examination of Oconee County's housing reveals much strength. The county is blessed with a wide variety of housing options; however there is a need for more affordable housing not only in Oconee but also in the region. In addition, the median year of construction for housing stock is 1972, which is either roughly similar to, or in some cases, younger than the housing stock in other counties of the region. While it is true that most of the newest high-cost single-family units are being located near the county's lakes, it is still possible to find units representing all price levels throughout the county; although they are becoming harder to find. Except for lakefront units, which are typically among the most expensive locations, it is still possible for individuals to find at least some housing suitable to their economic situation in most areas of the county, although this trend is changing. Another positive aspect of Oconee's housing is the high ownership rate, which can be seen as an indicator of stability at the community level. In spite of a large inflow of people, which in some circumstances may prove to be a detriment, newcomers to Oconee have helped to raise the level of ownership. Many recent arrivals, particularly retirees, have purchased or built homes before they move into the county. Overall, the county has reaped many benefits from the effects of the large numbers of newcomers.

One apparent weakness in the current housing stock is the low number of available mid-level housing units. Low-cost housing needs are generally being met by a mix of subsidized multi-family dwellings, older single-family units (both rented and owned), and a rapidly increasing manufactured home supply. At the other end of the economic scale is high-cost housing, which is easily attained by those that can afford it. The supply of good quality mid-level housing units, however, is restricted. Part of the problem stems from the attractiveness of the county itself, for as long as Oconee continues to draw a large number of retirees desiring higher-cost housing, many of the area's developers will continue to develop profitable communities of higher-cost custom homes. Another factor lies in the limited development of the sewer system, which is currently restricted to areas near the municipalities. Land prices also contribute to the problem and, in Oconee, they are climbing faster than the average person can afford, which increases the problem of providing good quality, mid-level affordable housing. Still, with an average cost per housing unit that is significantly higher than neighboring counties, and is in fact more than twice the average of some upstate counties, upper-end housing is dominating the housing scene.

Some of the problems affecting housing in Oconee County, that continue to be of concern, include: the persistence of substandard housing; locating homes with septic systems in environmentally sensitive areas; losing prime agricultural land to development; and dealing with the effects of incompatible land-uses located next to residential areas. (Most of these issues are dealt with in detail in the Land Use Element.)

## Housing Objectives for the Future

The following objectives are intended to address those needs and desires established within the Housing Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Continue to monitor closely Oconee County's compliance with state and federal air-quality standards, adopting and maintaining reduction strategies as necessary.
2. Create and/or update plans for specific priorities.
3. Complete and properly maintain Oconee County's Geographic Information System (GIS).
4. Encourage development in a way that protects and preserves our natural resources.
5. Promote and enhance access to affordable housing through both public and private cooperation.
6. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.



# Economic Development Element

## Overview

This element examines historic trends and projections concerning Oconee County's labor force, commuting patterns, employment characteristics and trends, infrastructure, and other matters influencing the economic growth of Oconee County. In addition, the latest census data and employment trend information will be used to analyze the county's economic base. This element will also include statements of goals and policy recommendations based on the expressed wishes of the citizens of Oconee County.

## Labor Force

### **Population**

Oconee County's labor force is primarily drawn from a local population that has grown steadily during the last several decades. According to the 2000 Census, the number of county residents rose 15.2% between 1990 and 2000, reaching 66,215 residents at the time of the count. Population projections for 2008 show an estimated 71,274 residents, a 7.1% increase from the 2000 count. See Table ED-1 for a historical view of the growth of Oconee County's population.

**Table ED-1**

<b>Oconee County Population 1950-2000, w/2008 Projections</b>						
<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2008</b>
39,050	40,204	40,728	48,611	57,494	66,215	71,274

Source: U.S. Census Bureau

**Table ED-2**

<b>Comparison of Population Change Upstate South Carolina Counties: 1990-2000, 2000-2008 Projections</b>		
<b>County</b>	<b>1990-2000 Percent Change</b>	<b>2000-2008 Percent Change</b>
Oconee	15.2%	7.6%
Abbeville	9.7%	-2.9%
Anderson	14.2%	10.3%
Cherokee	18.0%	3.5%
Greenville	18.6%	15.4%
Greenwood	11.3%	3.4%
Laurens	19.7%	0.2%
Pickens	18.0%	5.6%
Spartanburg	11.9%	10.6%
Union	-1.5%	-7.4%
Total South Carolina	15.1%	11.7%

Source: U.S. Census Bureau

Table ED-2 shows that in the 2000 Census South Carolina was one of the fastest growing states in the nation. Oconee County was ranked near the middle of the upstate region, and slightly ahead of the state as a whole. This trend continues as indicated by the 7.6% change as listed in the 2007 projection. It should be noted that changes in population totals are affected by a number of factors, including births, deaths, and migration. As such, Oconee County's growth results from a combination of variables. See Table ED-3 for a comparison of the components of change influencing Oconee and other upstate South Carolina counties.

Table ED-3

Components of Population Change in Upstate South Carolina, 1990-2000 and 2000-2007 Estimate								
County		Total Change	Number of Births	Number of Deaths	Total Natural Increase (Births - Deaths)	Percent of Total Change Due to Natural Increase (%)	Net Migration	Percent of Total Change Due to Migration (%)
Oconee	2000	8,721	7,629	5,716	1,913	21.9	6,808	78.1
	2007	4,538	5,816	4,965	851	---	3,950	---
Abbeville	2000	2,305	3,262	2,349	913	39.6	1,392	60.3
	2007	-710	2,244	1,805	439	---	-1,025	---
Anderson	2000	20,563	20,815	15,173	5,642	27.4	14,921	72.6
	2007	14,241	16,231	13,228	3,003	---	11,965	---
Cherokee	2000	8,031	6,889	4,602	2,287	28.5	5,744	71.5
	2007	1,478	5,130	4,163	967	---	738	---
Greenville	2000	59,489	49,278	29,017	20,261	34.1	39,228	65.9
	2007	48,631	40,833	24,502	16,331	---	34,076	---
Greenwood	2000	6,704	9,158	6,377	2,781	41.5	3,923	58.5
	2007	1,987	6,447	4,991	1,456	---	840	---
Laurens	2000	11,435	8,258	6,660	1,598	14.0	9,837	86.0
	2007	29	5,826	5,341	485	---	-155	---
Pickens	2000	16,861	12,660	8,082	4,578	27.2	12,283	72.8
	2007	5,246	9,378	6,687	2,691	---	3,031	---
Spartanburg	2000	26,998	33,040	23,536	9,504	35.2	17,494	64.8
	2007	21,752	24,996	18,946	6,050	---	16,859	---
Union	2000	-456	3,897	3,566	331	---	-787	---
	2007	-2,111	2,447	2,683	-236	---	-1,746	---

Source: US Census Bureau

The regional labor force is somewhat transient. A number of individuals reside in a different area than they work. The Oconee County Economic Development Commission tracks labor statistics from a number of neighboring counties to determine the level of the available work force. According to the South Carolina Employment Security Commission, in December of 2008, Oconee County's labor force numbered 30,120, with 2,323 (or 10.6%) listed as unemployed. However, considering the reported number of unemployed from surrounding counties (Anderson, Greenville and Pickens Counties CSA), the regional total topped 44,000.

At the time the 2000 Census was taken, approximately 20,500 Oconee County residents worked within their home county's borders, with another 8,900 leaving to work elsewhere. Of this group, adjoining Pickens County drew the largest portion (approximately 4,200), with Anderson and Greenville Counties each attracting less than 2,000. At the same time, however, only a little more than 5,000 people from other counties were employed within Oconee County's borders. Again, neighboring Pickens County ranked first, sending Oconee County over 2,300 of its citizens, followed next by Anderson County (approximately 1,200) and Greenville County (approximately 400). Other counties furnishing significant groups included Laurens, Spartanburg, and Richland Counties in South Carolina; and Stephens and Hart Counties in Georgia. See Table ED-5 for information that is more detailed.

**Table ED-4**

<b>Oconee County Commuting Patterns: Selected Counties</b>			
<b>County</b>	<b>Commuting To Oconee</b>	<b>Commuting From Oconee</b>	<b>Net Commuting</b>
<b>Pickens (SC)</b>	2,331	4,192	-1,861
<b>Anderson (SC)</b>	1,274	1,770	-496
<b>Greenville (SC)</b>	396	1,442	-1,046
<b>Laurens (SC)</b>	164	12	+152
<b>Spartanburg (SC)</b>	112	305	-193
<b>Richland (SC)</b>	107	27	+80
<b>Stephens (GA)</b>	144	262	-118
<b>Hart (GA)</b>	93	15	+78

Source: U.S. Census Bureau

### **Age Distribution**

One potential key challenge facing future economic development in Oconee County will be maintaining a sufficiently youthful workforce. Oconee County, like many other regions across the nation, is already beginning to experience the effects of the aging of the "baby boomers", those born immediately following World War II between 1946 and 1964. Unlike most other areas, however, Oconee County has become a lure to a large number of retirees from other regions. As a result, the median age of Oconee's population (the age at which half of the population is older and half is younger) is increasing faster than most areas. The 2000 Census revealed that the median age of the United States is the highest that it has ever been, rising 2.4 years over the previous decade to 35.3 years of age; during the same

period, the median age of Oconee’s population rose from 35.6 years in 1990 to 39.5 years in 2000. Therefore, while the aging of the “baby boomers” is expected to continue driving the nation’s population upward at least through the year 2015, Oconee County continues to feel the impact of added retirees as noted by 2007 projections. (U.S. Census Bureau) See Table ED-6.

**Table ED-5**

<b>Profile of Age Groups in Oconee County in 1990, 2000 and 2007 (Estimate)</b>								
Age Group (years)	1990		2000		Percent Change 1990	2007		Percent Change 2000
	Number	Percent of Population	Number	Percent of Population		Number	Percent of Population	
Under 5	3,571	6.2	3,996	6.0	-.2	4,144	5.9	-.1
5-9	*		4,247	6.4	---	4,102	5.8	-.6
10-14	*		4,338	6.6	---	4,345	6.1	-.5
15-19	*		4,090	6.2	---	4,194	5.9	-.3
20-24	*		3,752	5.7	---	3,877	5.5	-.2
25-34	**		8,487	12.8	---	8,940	12.6	-.2
35-44	**17,237	30.0	9,625	14.5	---	9,207	13.0	-1.5
45-54	6,817	11.9	9,310	14.1	2.2	9,927	14.0	-.1
55-59	3,120	5.5	4,254	6.4	.9	4,746	6.7	.3
60-64	2,937	5.1	3,805	5.7	.6	4,454	6.3	.6
65-74	4,967	8.6	6,237	9.4	.8	7,225	10.2	.8
75-84	2,353	4.1	3,225	4.9	.8	4,269	6.0	1.1
85 and over	585	1.0	849	1.3	.3	1,323	1.9	.6
Total population	57,494	100	66, 215	100	---	70,753	100	---

Source: U.S. Census Bureau

**Racial Mix**

While 89.1% percent of Oconee County residents were counted in the white racial group in the 2000 Census (down from 90.5% in 1990), statewide the percentage was much lower at just over 67%. Also, Oconee County’s African American/Black population decreased slightly, being measured at 8.4%. As a result, it is easy to see that the makeup of the area’s work force is slowly becoming more diversified. Indeed, one of the most noticeable changes among Oconee County’s residents is the growth in the number of Hispanics, which by 2000 had come to represent almost 2.5% of the county’s total population. (U.S. Census Bureau)



It should be pointed out that, although there is currently no data available to either confirm or deny the belief, many local officials feel that the Hispanic population was significantly undercounted during the 2000 Census. The actual number, therefore, is likely to be significantly higher than what is reflected in most official documents. And though some non-Hispanics see this growth as a potential problem, many in Oconee County’s manufacturing community see the influx of Hispanic workers to be a positive factor. In spite of many being limited in formal education and advanced technical training, the Hispanic employee is generally regarded as being bright, hard working, and conscientious; getting to work everyday on time is extremely important to most. Of course, there are some challenges facing this group, not the least of which is a widespread weakness in comprehension of the English language, and the well- known problem of obtaining legal documentation to obtain work. This population segment will continue to increase in number in coming years, and will likely become a very important portion of Oconee County’s work force.

See Table ED-7 for a more detailed breakdown of Oconee County’s racial composition.

**Table ED-6**

<b>Racial Composition of Oconee County’s Population in 2000, w/ 2007 Projections</b>									
	Total Population	Race							Hispanic or Latino (of any race)
		One Race							
		Total (One Race)	White	Black or African American	Am. Indian & Alaska Native	Asian	Native Hawaiian & Other Pacific Islander	Two or More Races	
2000 Estimate Base	66,215	65,793	59,796	5,577	159	247	14	422	1,562
2007 Estimate	70,753	70,161	63,890	5,739	194	322	16	592	2,500
Population Growth 2000-2007	6.9%	6.6%	6.8%	2.9%	22.0%	30.4%	14.3%	40.3%	60.1%

Source: U.S. Census Bureau

## **Education**

Education level is one of the most important factors in measuring the potential of any work force. In the past, Oconee County’s work force was primarily employed in textiles and agricultural pursuits, technical demands were relatively low. Today, however, employers must hire individuals possessing the academic skills that will enable them to complete a broad spectrum of technical training. Therefore, as the region continues to attract more and more high-tech industries, it will be critical to upgrade the overall education level of Oconee County’s work force.

According to information from the South Carolina Office of Research and Statistics, in 2000, over 11% of Oconee County adults older than 25 years of age had less than a 9<sup>th</sup> grade education. In addition, another 15% of this age group had attended high school but failed to attain a diploma. Of the rest of those 25 years of age and up, 16.2% had some college; 6.3% had an Associate’s Degree; 11.0% had a Bachelor’s Degree; and 7.1% had a graduate or professional degree.

Table ED-8 compares Oconee County's high school attendance (2007-2008 school year) with other upstate South Carolina counties.

**Table ED-7**

<b>SCHOOL DISTRICT PROFILES, 2008</b>					
<b>Upstate School Districts</b>					
<b>SCHOOL DISTRICT</b>	<b>ENROLLMENT</b>	<b>ATTENDANCE RATE (%)</b>	<b>% END-OF-COURSE PASSAGE RATE</b>	<b>GRADUATION RATE (%)</b>	<b>DROPOUT RATE (%)</b>
Abbeville	3,533	95.6%	63.7%	79.0%	1.8%
Anderson 1	9,173	95.8%	83.6%	81.0%	1.7%
Anderson 2	3,768	95.8%	76.8%	74.1%	4.8%
Anderson 3	2,647	94.9%	67.1%	67.3%	2.7%
Anderson 4	2,849	96.2%	77.6%	74.4%	5.0%
Anderson 5	12,390	95.0%	70.1%	72.7%	4.6%
Cherokee	9,362	96.0%	63.3%	78.7%	8.3%
Greenville	69,443	96.2%	71.2%	73.3%	3.8%
Greenwood 50	9,354	96.6%	71.1%	77.0%	5.2%
Greenwood 51	1,121	96.0%	58.5%	86.7%	5.9%
Greenwood 52	1,641	96.4%	83.1%	89.9%	1.2%
Laurens 55	6,068	97.0%	73.1%	67.0%	7.5%
Laurens 56	3,314	95.2%	61.3%	75.9%	0.9%
Oconee	10,716	95.8%	71.6%	76.2%	4.2%
Pickens	16,658	95.4%	74.6%	66.7%	6.2%
Spartanburg 1	5,100	95.6%	67.3%	78.6%	0.8%
Spartanburg 2	9,804	96.6%	68.3%	79.6%	4.0%
Spartanburg 3	3,086	95.2%	76.0%	74.7%	1.5%
Spartanburg 4	3,013	95.2%	75.9%	88.4%	0.2%
Spartanburg 5	7,197	96.1%	74.8%	71.8%	4.8%
Spartanburg 6	10,238	97.1%	70.5%	78.0%	2.7%
Spartanburg 7	7,619	94.4%	58.3%	68.5%	7.5%
Union	4,701	94.4%	62.9%	73.2%	0.6%

Source: 2008 Annual District Report Cards; South Carolina Department of Education

Although Oconee County must continue to work hard to improve some aspects of educating its work force, there are bright spots. One of these can be found in Average

Scholastic Assessment Test (SAT) scores, a key measure used by colleges and universities in their admissions process. Oconee County students typically rank high in the state, establishing the School District of Oconee County as one of the leading public school districts in the region. Table ED-9 compares Oconee County SAT scores with both state and national results from 2008.

**Table ED-8**

<b>Average Scholastic Assessment Test (SAT) Results: 2008</b>				
	Writing	Verbal	Math	Composite
<b>Oconee County</b>	501	516	488	1017
<b>South Carolina</b>	484	496	471	980
<b>National</b>	497	510	488	1007

Source: School District of Oconee County

### Personal Income

Oconee County's per capita personal income typically ranks among the highest in upstate South Carolina, in 2008 reaching \$31,675. This figure reflects an increase of 13.6% since 2000, and is second only in the upstate region to Greenville County. Table ED-10 compares 2008 per capita personal income levels throughout upstate South Carolina.

**Table ED-9**

<b>Per Capita Personal Income in Selected Upstate South Carolina Counties: 2008</b>		
County	Amount (in dollars)	Rank
<b>Oconee</b>	31,675	2
<b>Abbeville</b>	23,829	10
<b>Anderson</b>	29,084	3
<b>Cherokee</b>	24,794	9
<b>Greenville</b>	35,076	1
<b>Greenwood</b>	27,297	5
<b>Laurens</b>	26,237	7
<b>Pickens</b>	26,624	6
<b>Spartanburg</b>	28,971	4
<b>Union</b>	26,230	8

Source: South Carolina Department of Revenue

## Union Membership

In 2003, only one unionized facility was located in Oconee County, with just 35 members. (Appalachian Council of Governments) When compared to the total size of the workforce, the small-unionized percentage proves to be extremely attractive to industrial prospects interested in locating in Oconee County.

## Major Employment Sectors

### Manufacturing

Oconee County is recognized as one of the six Upstate counties that comprise South Carolina's most progressive industrialized region. In 2008, this area announced capital investments of approximately \$720 million, amounting to 17.8 percent of the state total. During this same period, the six-county region announced the creation of more than ¼ of the state's new jobs.

Table ED-11 illustrates the amount of capital investment reported in Oconee County between 2000 and 2008.

**Table ED-10**

<b>Capital Investment in Oconee County: 2000-2008</b>	
<b>Year</b>	<b>Dollars Invested (Millions)</b>
2000	24.0
2001	26.9
2002	28.0
2003	37.8
2004	63.1
2005	44.0
2006	19.2
2007	72.9
2008	67.5

Source: Appalachian Council of Governments

According to information from the Oconee County Economic Development Commission, 2007-2008 saw a significant increase in capital investment, growing to over \$140 million.

Oconee County is centrally located between Atlanta and Charlotte on South Carolina's I-85 corridor, a fact that has proven to be one of the county's greatest assets in both recruiting new industry, and strengthening an increasingly diverse business base. Having already attracted corporate headquarters, high-tech manufacturers, and automobile-related suppliers, Oconee County's leaders strive to maintain a pro-business attitude that insures businesses can compete and thrive.

In past decades, Oconee County has at times sought its own path in creating a track record of successful economic development. Recent economic and political changes, however, have necessitated the county to seek partners in maintaining its growing prosperity; in today's economy, many challenges can only be overcome by taking a regional approach. Therefore, Oconee County has joined the Upstate Alliance, a 10-county partnership of community leaders, economic developers, and private companies. Working together, these various individuals and entities are committed to promoting economic development and to solving common problems across the entire region.

The potential benefits of taking a regional approach to economic development were evidenced early on when, in September 2003, the Upstate Alliance helped bring about one of the most significant economic development announcements in the history of South Carolina, Clemson University's International Center for Automotive Research (ICAR). However, it will take years to bring to fruition, this joint venture between the university and BMW Automotive is expected to lure a wide range of automobile-related businesses into the region, placing the Upstate firmly at the forefront of automotive research. As such, the investment brought into the region by the facility is destined to influence the economic makeup of not only Oconee County and its Upstate Alliance partners, but the rest of the state as well.

## **Tourism**

Based on reports provided by SC Parks, Recreation & Tourism (SCPRT), the tourism industry is the second largest employer in the state. In Oconee County, there are over 1,800 people employed in the tourism industry with more than \$20,000,000 in payroll. Among the revenues received through tourism-related activities are retail sales taxes, accommodations taxes, excise taxes, admissions taxes, income taxes, local option sales taxes, hospitality taxes, property taxes, and business license fees. While the data for 2008 is not yet available, SCPRT also reports that in 2007, Oconee County was fourth fastest growing tourism industry in the state.

South Carolina contracted with the McNulty Group to develop a comprehensive tourism plan for each region of the state. Oconee County is bundled in the same region as Greenville, Anderson, Pickens, Spartanburg and Cherokee counties. The first draft of this study places significant emphasis on the natural resources of Oconee County. In fact, both the Greenville and Anderson CVBs have a picture of an Oconee County waterfall on the cover of their visitors guide. Additionally, both of our neighboring CVBs promote our area to their tourists.

As a result of the growing tourism market in Oconee County, a new Convention & Visitors Bureau was established in September of 2008. The Mountain Lakes CVB is solely funded by local and state accommodations taxes. The primary objective and focus of the CVB is to put "heads in beds". It has been statistically proven by the Smith Travel Industry that on average, every tourist that stays overnight will spend \$120 in addition to the cost of

the room. Therefore, for every 100-room nights sold, the additional economic impact to the county will be \$12,000.

Using existing data and statistics as provided by the SCPRT, it is quite clear that tourism is rapidly becoming, if it is not already, the state and county's leading industry.

**Table ED-11**

<b>Accommodations Tax Collections by Fiscal Year* 2004 - 2007</b>			
<b>County/ MSA / ACOG Region/ Upstate Region / State</b>			
<b>COUNTY</b>	<b>FISCAL YEAR 2004-05</b>	<b>FISCAL YEAR 2005-06</b>	<b>FISCAL YEAR 2006-07</b>
Oconee	132,431	137,974	128,996

Source: SC Department of Revenue

\* The fiscal year covers a the period beginning July 1 and ending June 30

Table ED-11 shows that Oconee County's accommodations taxes increased by almost 9% during two years. At the same time, South Carolina Office of Research & Statistics reports that the statewide average increased only 4.2%.

**Agriculture**

As in so many other areas of the South, Oconee County's economic history is closely tied to agriculture. In recent decades, however, the area's economy has become much more diverse, with today only a small percentage of area residents relying on farming for their primary source of income. In spite of the fact that many have abandoned agriculture for other pursuits, the overall amount of income generated by farming-related activities in Oconee County remains significant. Table ED-11 shows information regarding farms and farm size in Oconee County.

**Table ED-12**

<b>Farm Data</b>	
<b>2002</b>	
<b>Number of Farms</b>	878
<b>Land in Farms</b>	78,349 acres
<b>Avg. Size of Farm</b>	89 acres

Source: Clemson University Agriculture Extension

In 2002 (the latest available to date) Oconee County was home to 878 farms, totaling 78,349 acres of land. This equates to an average farm size of approximately 89 acres. The vast majority of Oconee County's agricultural production is focused on livestock (which includes poultry), with field crops accounting for only 5% of the total yield. Table ED-11 illustrates the proportion of agricultural sales in Oconee County for 2005.

**Table ED-13**

<b>Agricultural Sales in Oconee County: 2005</b>		
	<b>Dollars</b>	<b>Rank in State</b>
<b>Crops</b>	<b>4,209,000</b>	<b>--</b>
<b>Livestock</b>	<b>77,812,000</b>	<b>--</b>
<b>Total</b>	<b>82,021,000</b>	<b>5</b>

Source: Clemson University Agriculture Extension

It is commonly known that Oconee County's poultry industry ranks near the top of the state. Table ED-12 compares the county's 2005 production in livestock and livestock products, egg production and broilers.

**Table ED-14**

<b>Livestock Production/Sales in Oconee County: 2005</b>	
<b>Reported Livestock and Livestock Products</b>	<b>Number</b>
<b>Cattle and Calves</b>	18,300
<b>Egg Production</b>	23,800,000
<b>Broilers</b>	25,936,000

Source: Clemson University Agriculture Extension

Table ED-13 lists Oconee County's major cash crops, acres harvested in 2002, yield per acre, total reported production, and the county's ranking within South Carolina.

**Table ED-15**

<b>Major Oconee County Crops: 2005</b>				
<b>Crop</b>	<b>Acres Harvested</b>	<b>Reported Yield per Acre</b>	<b>Total Production</b>	<b>Rank</b>
Corn for Grain	500	62 bushels	31,200 bushels	26
Hay	12,500	2.1 tons	26,000 tons	13
Soybeans	600	20 bushels	12,000 bushels	28
Winter Wheat	900	52 bushels	46,800 bushels	26
Apples	250	5,755 pounds	1,438,750 pounds	2

Source: Clemson University Agriculture Extension

Perhaps no other crop is more associated with Oconee County than apples, traditionally a major cash crop grown primarily in the county's western foothills. In recent years, however, pressure from imports, rising production costs, and losses from various weather-related events have led many Oconee County producers to curtail or abandon the crop. Oconee County remains ranked near the top of apple-producing counties in South Carolina.

### **Timber**

Oconee County's abundant forestlands have served as a source of wealth for a large number of local residents throughout the county's history. The proportion of Oconeeans who make their living in forestry has diminished in recent decades; the industry continues to bring considerable revenue into the area. See Table ED-15 for more information.

**Table ED-16**

<b>2005 Oconee County Timber Harvests</b>		
<b>Stumpage Value Paid to All Owners</b>	<b>Delivered Value of Timber</b>	<b>Local Value to Harvest and Transport</b>
\$6,384,971	\$10,273,200	\$3,888,229

Source: Clemson University Agriculture Extension



## **Infrastructure**

The development and expansion of infrastructure may very well prove to be one of the greatest challenges to future economic development in Oconee County. Regardless of the difficulty, however, such issues must be dealt with, for without sufficient roads, water, sewer treatment, and other critical infrastructure items, modern businesses cannot survive. Moreover, as operations looking to locate or expand in an area need to be functioning as soon as possible, having immediate access to pre-existing infrastructure is vital. For example, it is unlikely that any major project offering to bring needed jobs into a community will be willing to delay months for the installation of a water line or sewer line, especially as other areas offer everything needed for immediate connection. Therefore, in today's economy, time is an expensive commodity, with successful economic development hinging on planning for future development and having critical infrastructure in place, ready to serve businesses when they need it.

## **Master Plan**

Oconee County is currently in the process of completing an Infrastructure Master Plan that will chart a course to greater economic prosperity in coming years. Drafted by Goldie & Associates under the direction of County Council, the plan provides various proposals for developing key growth regions of the county. Chief among these areas is the I-85 corridor in southern Oconee County, an area that, with the proper planning and investment by the local government, will provide tremendous benefits to the entire county. With the installation of adequate wastewater treatment capacity and water supplies, the area is expected to become home to a number of industrial and business operations, enhancing the county's tax base and providing high-quality employment opportunities for generations to come.

## **Industrial Parks**

The identification of prime industrial property is a vital component of planning for future economic development. Until it is known what areas have the greatest potential for meeting the needs of businesses, crucial infrastructure cannot be put in place to attract investors. Given the fact that most businesses scouting for potential locations are looking for sites that offer quick start-up times, the best tool for attracting new investment is an industrial park with infrastructure ready to accommodate. To date, Oconee County has developed only one such property, the Oconee County Commerce Center, located near the intersection of Highways S.C. 11 and U.S. 123. Although a relatively small project, the short time spent in developing it greatly expanded the county's attractiveness to potential investors. In addition, the Commerce Center provided county leaders invaluable experience, for future parks in areas like the I-85 corridor (ideally much larger projects that encompass from 250-500 acres) will be a key part of developing Oconee County's full economic potential.

The cost of not having sufficient infrastructure serving prime industrial properties can be easily seen in lost opportunities. According to the Oconee County Economic Development Commission, in fiscal year 2003-2004 alone, Oconee County was unable to compete for three major businesses looking to locate in the region due to insufficient water supply and sewer treatment in the I-85 area. These projects offered over \$440 million in investment, and they would have created approximately 1,100 jobs.

## **Airport**

The Oconee County Airport, owned and operated by the county, is a tremendous asset in both serving existing businesses, and recruiting new investment dollars. In fact, a series of upgrades in recent years has placed it into the top ranks of similar operations in the region. Still, efforts are currently underway to expand further on this success, including expanding the runway to 5,000 feet to accommodate larger business jets, a modern aircraft instrument landing system, and additional hanger space. These improvements are expected to produce a number of results, including the possible development of a nearby excellent business park, and joint ventures between the county and nearby Clemson University.

## **Water**

Oconee County's future success in economic development is directly tied to the guarantee of an adequate water supply. Currently, there are 5 major water suppliers in Oconee County, including the municipalities of Salem, Seneca, Walhalla, Westminster; and the Pioneer Rural Water District. There are a number of smaller suppliers primarily serving individual communities scattered across the county. A number of areas in Oconee County remain reliant on personal wells, which greatly restricts the number of suitable areas for industrial development. Therefore, expansion of a properly planned water supply system is a issue in planning for future economic development.

## **Sewer System**

Oconee Joint Regional Sewer Authority's existing wastewater collection, transportation, and treatment system is primarily focused on serving the areas in and near the towns of Seneca, Walhalla, and Westminster. As a result, many areas of the county offer little in the way of attractive sites for businesses dependent on sewer. The I-85 area of southern Oconee County, for example, in spite of having a number of sites with easy access to the transportation artery, lacks access to a sewer system. Other areas, as well, are similarly restricted, making the availability of wastewater facilities one of the main priorities in Oconee County's near-term economic development efforts.

## **Transportation**

As Oconee County's road system has long been able to provide easy access to most areas of the county, the major focus of local roadwork is maintenance of the existing routes. Given the current rate of population growth and development, however, this will likely have to change in the near future, for main thoroughfares are already becoming seriously overtaxed during peak periods. Such is the case of the U.S. 76/123 corridor, which in recent years has become the primary transportation artery for a large portion of the area's development. Other areas are currently experiencing the side effects of development, or will soon be. Among these are:

S.C. 183- from Walhalla to the S.C. 130 intersection

U.S. 76- from Westminster to the Georgia state line

Sheep Farm Road- from U.S. 76/123 to S.C. 28

S.C. 130- from S.C. 28/U.S. 76/123 to S.C. 183

S.C. 28- from Walhalla north to the Georgia state line

### Old Clemson Highway- from U.S. 76/123 to S.C. 130

Of course, it should be noted that many of the roads are owned and maintained by the State of South Carolina, leaving Oconee County with only limited input in the way that they are improved. Still, counties are able to influence the state's prioritization of projects, particularly if such projects impact adopted development plans. Therefore, though the state may have the final say in the manner in which the construction and maintenance of its roads, plans for expanding Oconee County's economic prosperity should include consideration of all road-related issues.

### **Solid Waste**

Oconee County currently lacks a municipal landfill to handle the solid waste produced within the county; instead, it is disposed of in a Homer, Georgia facility, a fact that worries a number of county leaders. However, the county does have a current construction and demolition landfill with an expected life of 20-25 years with an additional area to expand on an older landfill that could add an estimated 10 more years of life. As the cost of transporting the waste out of the county will certainly rise in coming years, dealing with solid waste is likely to be a growing challenge to future economic development. Still, as state rules prevent the establishment of a new landfill within the county, there are currently few options. However, given that disposal of solid waste is the subject of much research across the world, the future is likely to bring a number of new technologies that will not only enable Oconee County to dispose of its own solid waste, but also possibly even profit from it. For now, however, this issue must not be forgotten when planning for Oconee County's future.

## Analysis

As the preceding paragraphs have shown, Oconee County possesses the necessary assets to insure a very prosperous economic future. Its workforce has proven itself bright, hardworking, and able to meet the requirements of a wide variety of businesses; any existing or developing industry should have little difficulty in meeting its labor needs in the county. With the support of the region's world-class educational and technical training system, virtually any type of operation should be able to choose from an large pool of well-qualified employees. Already, the county is home to a diversified business base, evidencing the presence of a supportive environment for operations looking to locate in the region. There is little doubt, therefore, that Oconee County has many of the basic tools in place to insure its future economic prosperity. Still, there are some challenges that will have to be overcome before the county's economic potential can be achieved.

There is no doubt that the effort to expand and develop the infrastructure necessary to insure continued prosperity in Oconee County will require a tremendous effort. And, given existing political realities, this will only be accomplished with the cooperation of a number of entities; chief among these, of course, are the area municipalities. Too often in the past, infrastructure projects have been isolated efforts, typically a single party upgrading their individual system with little or no thought given to the impact on the rest of the county. Such attitudes, however, must become outdated if the county is to succeed in an ever-changing modern economy. Today, the cost of development necessitates the sharing of burdens whenever possible, in the end not only both reducing redundancy of effort and the price paid by individual partners, but also magnifying the end results far beyond what could have been achieved singly. It is imperative, therefore, for all Oconee County governmental entities to look beyond their own immediate interests and cooperate with others around them.

Of all of the potential challenges to Oconee County's future economic prosperity, perhaps the greatest will prove to be the ability of its leaders to identify, evaluate, and plan for every eventuality that may influence the growth or decay of the county. Such planning should guide all aspects of economic development- land use, infrastructure, labor force, relationships with municipalities and other governmental entities. Perhaps most critically, adopted plans should be adhered to, even when faced with options that may seem to be more politically expedient. The establishment and maintenance of a successful economic development program involves focusing the efforts of all aspects of county government on the goal; and as such, each action taken by local leaders influences the progress made, either positively or negatively. There are no isolated decisions. Yet, with the proper commitment in place, all other hurdles become much smaller obstacles. The power to insure Oconee County's future success in economic development therefore lies within its grasp- provided sufficient focus and backbone is found to do the job.

# Economic Development Objectives for the Future

The following objectives are intended to address those needs and desires established within the Economic Development Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Work to guarantee adequate water distribution systems for present and future economic development in Oconee County.
2. Improve and expand wastewater treatment within Oconee County.
3. Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.
4. Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.
5. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
6. Review, update, and adopt the Infrastructure Master Plan.
7. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.
8. Create and/or update plans for specific priorities.
9. Complete and properly maintain Oconee County's Geographic Information System (GIS).
10. Continue to actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents.
11. Encourage development in a way that protects and preserves our natural resources.
12. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
13. Seek local, state, and federal funding support in efforts to expand and enhance educational opportunities for Oconee County residents.

14. Promote and enhance access to affordable housing through both public and private cooperation.
15. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.
16. Upgrade and maintain the county road system in a manner that meets the needs of Oconee County's growing population and provides safe and efficient routes through the county.
17. Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.



# Land Use Element

## Introduction

This element focuses on the way land is used in Oconee County, and seeks to establish the direction that citizen's desire their community to grow, as well as identify the various tools deemed appropriate to guide this growth. Additionally, it examines existing usage by category, such as residential, commercial, industrial, etc., and attempts to anticipate the relative amount of land needed to accommodate future changes. The way land is utilized in a community impacts most aspects of our lives, therefore, the other elements of this Comprehensive Plan were a major consideration throughout the creation of this element.

## Background

Land use in the Oconee County area has for centuries primarily been, in one way or another, focused on using the region's abundant natural resources. Situated at the edge of the Blue Ridge Mountains, the county is blessed with three distinct physiographic zones that traditionally offered a variety of opportunities for sustenance and economic gain. As a result, for centuries Oconee County's lands have supported mining, timbering, farming, and similar operations dependent on direct utilization of resources, supported by those tradesmen and merchants necessary to sustain them. Over time, communities and towns grew and prospered, developing the typical mix of service and trade activities found throughout much of the South, but the main focus of land use remained tied to our natural resources. Even the development of the textile industry beginning in the late 19<sup>th</sup> Century, which provided a major economic boost to the county, impacted land use only in limited areas, primarily in and around some of the towns. Therefore, Oconee County's historic land use patterns have been tied directly to its natural resources. In the last several decades, however, there has been a significant shift in this traditional pattern.

There are a number of factors to consider in evaluating the changes in land use patterns in Oconee County. Agriculture, for example, though still a significant part the region's economic vitality, is no longer the viable source of income for a major portion of the population it once was. The instability of markets, the cost of land and equipment, competition from foreign competitors, as well as an increasing number of regulatory requirements, has made the sustainability of a profitable operation increasingly problematic. Much the same can be said for the decrease in timber operations, as well. Therefore, the amount of land previously devoted to such activities has, in recent years, become available for other uses. At the same time, Oconee County experienced a tremendous rise in population, creating a tremendous market for housing, and spurred on the expansion of commercial areas in several areas of the county. To feed the demands associated with this

growth, a rapid conversion of many former Oconee County farms and forests into housing and commercial developments, forever changing the face of Oconee County. Given that these trends are expected to carry on into the foreseeable future, and in fact will likely speed up as the county's population continues to grow rapidly, traditional ways of land use, and those lifestyles associated with them, are going to be subjected to increasing pressure to conform with the same growing urbanization seen throughout our region. With this in mind, the goals expressed in this element will attempt to set the stage for identifying those critical challenges, and provide avenues for managing the outcomes. The decisions we make, and the successes or failures we may have in implementing the goals, will impact the lives of generations of Oconeeans in the future.

## Existing Conditions

The boundaries of Oconee County encompass a total area of approximately 428,800 acres, or roughly 670 square miles. Of this, the Oconee County Geographic Information System shows almost 600 square miles are land (587 square miles in the unincorporated areas), with the balance covered by lake surface. It should be noted that, due to large federal and state property holdings (including Sumter National Forest and Clemson University), approximately 25% of the county is preserved as forest lands.

In 2008, Oconee County worked with a consultant to obtain current land use data to use as a tool for planning. As this was the first such attempt to identify usage on a countywide parcel level, it was intended to serve as a good baseline for measuring change in the future. A series of land use categories intended to delineate all of the more typical uses were defined by county staff prior to the project, and Kucera International, Inc., a world-wide geographic information consultant, reviewed each parcel and made determinations of land use based on obvious predominant utilization of the parcel. Among the information used to make the determinations included 2005 orthophotography of the county, and information from tax records. In some cases, the consultant was unable to make a reasonable determination, and the parcel's use was classed as 'Not Apparent'. For these, planning staff conducted a more detailed investigation, and in a number of instances performed site inspections to make a determination. Upon completion of the consultant's work, staff conducted a comprehensive review of the delivered information to identify any remaining errors and inconsistencies.

Following completion of the review, a series of Planning District land use maps were created. These maps were presented at a series of community meetings, with local maps highlighted at each session. Staff encouraged citizens to study the maps, paying particular attention to those parcels in and around their community. To further facilitate the review, copies were made available on the internet, along with e-mail capable comment forms. At the end of 6 meetings conducted over several months in various areas of the county, only 4 errors were identified by the public, indicating that the overall accuracy of the data was extremely high.

It should be stressed that determinations of use were made based on the predominant obvious utilization of each parcel, which in some cases required subjective determinations. This made the public review and comment opportunities all the more critical. In a few situations, the amount of information available was insufficient to make a determination with confidence; however, such cases were few. Typically, the use was apparent, or in the case of mixed uses, one was clearly more significant. For example, large timbered parcels



containing relatively small fields were designated Forest (Private). In other cases where the mix of uses appeared to be equally significant, such as would be the case for parcels utilized for both home and business, they were considered Multi Use. It is understood that, as with any task dealing with so many parcels, some errors were made in evaluating the information available. For the purposes of the project, however, based on the feedback from the public reviews, the overall trends shown are accurate.

The data divided current land use into the following categories:

- ❖ Residential Single Family
- ❖ Residential Multi-family
- ❖ Condo
- ❖ Commercial-Service
- ❖ Commercial-Industrial
- ❖ Transportation, Communications, and Utilities
- ❖ Agriculture
- ❖ Extraction
- ❖ Recreation
- ❖ Forest
- ❖ National and State Forest
- ❖ Multi-Use
- ❖ Undeveloped
- ❖ Not Apparent

Table LU-1 shows the distribution of the various land uses across the county as measured in the GIS:

**Table LU-1**

Current Land Use in Unincorporated Oconee County: 2008				
USE	Total Acreage	Number of Parcels	Percent of Total Acreage	Rank of Use
Residential Single Family	66,502	37,097	17.67	4
Residential Multi-Family	235.65	101	.06	11
Condo	133.45	745	.04	12
Commercial-Service	2,032	647	.54	8
Commercial-Industrial	1,791.83	118	.48	9
Transport., Communications, and Utilities	3,964.83	200	1.05	6

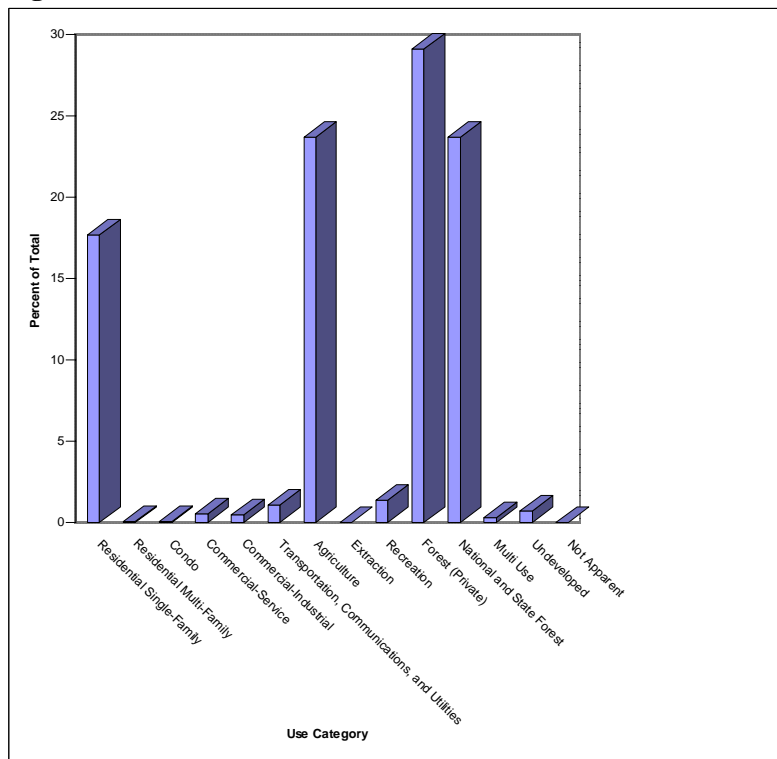
Agriculture	89,214.46	2,720	23.71	3
Extraction	82.2	4	.02	13
Recreation	5,055.14	909	1.34	5
Forest (Private)	109,600.17	3,060	29.13	1
National and State Forest	89,248.75	38	23.72	2
Multi Use	1,204.01	98	.32	10
Undeveloped	2,718.11	570	.72	7
Not Apparent	54.19	71	.01	14

Source: Oconee County Planning Department

*Note on Measured Acreage shown in Table LU-1: Although it not very common today with modern surveying equipment and methods, it was not unusual in the past for parcels to be recorded as acreage 'more or less'. For example, a parcel recorded as containing '60 acres more or less' may in reality contain 63 acres- or perhaps less than 60 acres- but totals based on tax rolls typically only reflect the 60 acres. The Geographic Information System (GIS), however, bases area on digitized coordinates that establish property boundaries, resulting in much greater accuracy. Therefore, it should be expected to find at least some variation between totals on the tax rolls and in the GIS.*

The chart below is a graphic representation of the percentages of the various current land uses shown in Table LU-1:

**Figure LU-1**



Source: Oconee County Planning Department and Tax Assessor



## Current Density

In some counties, one can quickly arrive at a reasonably accurate estimate of the density of development by simply focusing on the total area of the jurisdiction. In Oconee County, however, an unusually high percentage of the land is devoted to state and federal forestlands, and is therefore not available for development. For example, Sumter National Forest alone occupies almost 80,000 acres of the county, with Clemson University and the U.S. Army Corps of Engineers possessing thousands of additional acres. It is also worth noting that in spite of the rapid growth experienced in the county during the last several decades, the overall amount of land available for development has continued to drop due to an expansion of both public lands (such as the Jocassee Gorges) and the conservation of larger tracts of private lands through the acquisition of development rights by preservation groups (such as was the case with the effort to conserve portions of Stumphouse Mountain). Given that attitudes toward the conservation and preservation of greenspace have become positive in recent years, it is likely that additional lands will be removed from development in the coming decades. Therefore, in any consideration of the amount available land to support anticipated growth, it is necessary to remember that a significant portion of Oconee County is unavailable.

## Growth Trends

As noted above, much of the traditional land use in Oconee County has been devoted in one manner or other to agriculture and forestry. Even relatively significant economic changes, such as was seen with the emergence of the textile industry in the late 1800's, which led many to forgo their traditional agrarian lifestyle in exchange for employment brought by the cotton mills- either directly, or in the service sector that sprang up around it- little impacted the overall land use pattern. Naturally, while much of the urbanization occurred inside the municipalities, there was some 'spill-over' into the unincorporated areas immediately adjacent, but this did not prove to be significant until the major population growth began in the 1970's.

Prior to the 1970's, life in Oconee County had remained relatively unchanged for many decades; new technologies and conveniences made their marks, of course, but overall, the county remained the rural agrarian area that it had always been. Starting during that decade, however, a number of changes made an impact on Oconee, none of them perhaps major by themselves, but as a whole, capable of changing the face of the region forever. Among the most notable of these, and one likely to be noted as a signal moment in the county's history forever, were the creation of Oconee Nuclear Station, and the recruitment of a number of high-tech industries. These new industries not only provided a major source of good jobs, but represented a steady revenue source much greater than what most counties of Oconee's size typically had. As a result, while the subsequent decline of the textile industry devastated other South Carolina counties, Oconee was able to adjust, and remain relatively prosperous. But perhaps more importantly, certainly as it is related to impacts on land use patterns in the county, the coming of the nuclear facility brought with it major changes that have not only changed today's Oconee County, but will continue far into the future.

Had the nuclear station only consisted of reactors and power transmission facilities, little would probably have separated it from other high-tech industries that have moved to the county. But the nuclear facility was different, for it resulted in the building of Lake Keowee

and Lake Jocassee. And although Oconee County already had hundreds of miles of shoreline on Lake Hartwell, which had been completed a decade earlier, there had been only limited attempts at lakefront development, most with limited success. Within only a few years of the completion of the new lakes, however, thousands of new residents were moving to Oconee County to live near the water. Perhaps this had to do with the economic situation in the 1970's and 1980's, which spurred on the 'flight to the sunbelt'; perhaps it was the impact of the relative wealth of the baby-boomers, who, unlike their parents, had the wherewithal to relocate to where they wished; or perhaps it was simply good marketing by developers. Likely, it was all of the above. Of course, we also need to factor in the overall beauty of our region, the moderate climate, relatively low cost of living, and, the fact that an increasing number of individuals were turning away from agriculture, which made more and more land available for development. But regardless of the particular reasons for the growth, the impact of the newcomers has been felt in many ways, not the least of which is that, in spite of the fact that many rural acres remain in Oconee County, in a very short time our county has become much more urban in its landscape, and increasingly, its attitudes.

Another major factor that has recently begun to show signs of impact on Oconee County's development is the continued explosive growth of nearby metropolitan areas. Already, according to the U.S. Census Bureau, the boundary of the Metro-Atlanta area is only about a 45 minute drive to the south on Interstate 85, with the Greenville-Spartanburg Metro Area, much closer to the north. As a result, developers looking to take advantage of the need for housing for those working in the urban areas are turning to Oconee County for potential sites for large residential development, particularly near the interstate. It should be remembered that, although there will be a need for substantial numbers of residential units in Oconee County in the near future, large developments located in the wrong place may bring undesired results. To start with, unlike much of the development in the communities near Lake Keowee, which is owned by a large percentage of retirees or those living in other areas, the anticipated development from the urban areas would consist largely of the primary residences of working-age people, many of whom would have families. This would in turn impact a number of public facilities, particularly emergency services and the school system. Also, as the most attractive lands for such development are likely to include parts of the remaining prime farmland, we will need to truly consider the role that agriculture will play in Oconee County's future. As has been shown many times before in other locations, large-scale residential development and the commercial development that will serve it does not mix well with the dust, noise, smells and other activities associated with many agricultural practices. With farming already under severe pressures, the potential impacts of unmanaged residential growth could within a short time be devastating.

## Growth Management

Oconee County's initial efforts at land use planning began in the mid-1990's when it adopted its first Comprehensive Plan. Although at the time, the state mandated a minimum of 7 specific elements be contained in a Comprehensive Plan for a jurisdiction to do unlimited land use planning, it also allowed for some planning activities with partial plans. As a result, Oconee County's first plan consisted of only 2 elements: Community Facilities Element, and Land Use Element. Because the County's intent was to implement limited land use regulations, primarily aimed at regulating the height of structures within the transition zone near the Oconee County Airport, only the elements dealing with community facilities

and land use were required. Within a short time, however, other issues arose, requiring the County to consider action beyond the scope of what the partial Comprehensive Plan would support. As a result, following the creation of the Planning Department in 1999, staff began drafting a new Comprehensive Plan containing all 7 required elements. This plan was adopted in 2004.

A number of land use regulations, some in the form of separate ordinances, and some created by amendments to existing ordinances, were adopted between the mid-1990's and 2008. These include:

- ❖ Height Restrictions Near the Airport- provides for limits on the height of structures constructed near the airport
- ❖ Group Home Regulations- limits negative secondary impacts of new group home facilities on neighbors
- ❖ Communication Tower Regulations- mandates setbacks, height limits, and other standards designed to limit unnecessary towers
- ❖ Sexually-oriented Business Regulations- imposes setbacks and other locational requirements designed to mitigate negative secondary impacts; also, requires an annual permit for all employees
- ❖ Land Development and Subdivision Regulations- sets forth standards for the design and construction of residential developments
- ❖ Tattoo Facility Regulations- establishes setbacks and other locational requirements designed to mitigate negative secondary impacts
- ❖ Vegetative Buffer Requirements- designates a 25-foot natural vegetative buffer (measured from the full-pond elevation contour) for all new developments and projects on Lakes Hartwell, Keowee, and Jocassee
- ❖ Sign Control Regulations- created standards for the location and size of new billboard signs

In 2008, Oconee County took perhaps its greatest leap into the realm of land use planning by adopting a zoning enabling ordinance (ZEO). Developed over a period of approximately 2 years, the ZEO was fully implemented in May 2009. The zoning program is designed to primarily introduce use limitations in phases through a combination of relatively unique methods of non-binding citizen initiatives, but retains the governing body's ability to act as it deems necessary. In brief, all parcels were initially placed in the Control-Free District, which, as the name indicates, imposes no use limitations on the parcel, but establishes the conditions necessary to overlay limited performance standards in certain areas. As a result, to implement use controls, a rezoning is necessary. Over time, as the majority of citizens in the various parts of the unincorporated areas of Oconee County desire

it, the program will increasingly provide the protection and management offered by more traditional zoning regulations.

## Other Efforts

Growth management is not limited solely to governmental action, for without support and assistance from the private sector, any success will be limited. In fact, the most effective growth management programs are often a combination of public and private efforts. In Oconee County, where growth management is still in its formative stages, most early efforts have been undertaken by the government to limit or remediate problematic situations. Recently, however, there have been increased activities in the private sector aimed at managing the impact of anticipated development, particularly in the realm of conservation of properties.

One good example can be seen in the concept of developing a local conservation bank to help protect sensitive or special properties. This idea has been discussed from time to time for a number of years, but during 2008 and 2009, after a successful effort conserve a large tract near Stumphouse Mountain, the attempt began in earnest. By working with county government, the goal is to develop a fund that can be utilized to purchase development rights. Still in the early stages of development at the time of this writing, the outcome remains to be seen. But given the growing support for conservation efforts overall, the creation of a conservation bank, or other similar mechanism to help fund the preservation of special lands, should prove to be timely.

## Future Growth and Development

Oconee County's future growth and development, and the changes that will likely stem from it, have led to a number of efforts aimed at translating the potential into a format easily understandable by the average citizen. One such project was sponsored by Upstate Forever, a nonprofit group focused on land use, conservation and growth management education. In 2008, Upstate Forever expanded a growth study originally focused only on counties encompassing parts of the Saluda River Watershed to include Oconee County. The resulting "Growth Projections for Upstate South Carolina", developed from work by Dr. Craig Campbell of the Strom Thurmond Institute at Clemson University, used computer models to assemble graphic illustrations of development projections across the area through 2030. Although the project did not differentiate between types of development, the results provided a look at potential development pattern based on various ranges of population growth.

Another project, "Alternative Futures for the Seneca Watershed Sub Basin", was conducted over several years by Dr. Stephen Sperry and a group of graduate students from Clemson University. Utilizing computer modeling techniques, Dr. Sperry's group considered various scenarios and land uses, and assessed the potential impacts of each within the boundaries of the Seneca River Watershed. This multi-year project focused on the impacts of specific land uses, and the likely results on individual sub-watershed areas. Given the complexity of the project, with different methodology focused on delivering more

specific assessments than Upstate Forever’s project, the results naturally differed. Regardless of the variation in specific projections, however, both stand as evidence of the growing level of interest in understanding the possible changes in Oconee County’s future, with each, and others like them in the future, a useful tool for community leaders to use in formulating plans for managing the changes.

## Visioning

In 2008, the Oconee Alliance sponsored a visioning process for Oconee County to outline better what county citizens wish the county to become in the next couple of decades. As part of the effort, a series of public meetings, facilitated by an experienced consultant overseen by members of a steering committee comprised of local citizens, resulted in the development of the 2028 Oconee By Choice, a 20-year plan for Oconee County. Of these goals, a significant number were either directly or indirectly related to land use, particularly among those categorized as Planned Choice and Natural Choice goal areas. The Planned Choice overview states that, “Oconee chooses smart growth and increased economic vitality with a plan that protects what is precious- a way of life, the bountiful resources of nature, and towns and countryside full of inviting warmth.” To achieve this, a list of goals is set forth calling for, among other actions:

- ❖ management of growth through zoning and other land use regulations
- ❖ environmentally sound infrastructure
- ❖ reduction in the number of billboards
- ❖ management of storm water runoff
- ❖ stepped up enforcement of litter ordinance
- ❖ creation of wildlife sanctuaries
- ❖ additional incentives for land owners to preserve and create natural areas
- ❖ impact fees
- ❖ expanded public transportation

The Natural Choice overview states that, “Oconee chooses nature’s beauty and a small town feel as centerpieces of its life.” (15) Goals set for accomplishing this include:

- ❖ preservation of all lakes and rivers
- ❖ retention of small town and rural characteristics
- ❖ preservation of farms
- ❖ protection and expansion of natural green spaces and historic sites
- ❖ protect water and air quality
- ❖ fund an agriculture conservation bank

Implementation teams are currently working to promote the advancement of these goals with the appropriate entities.



## Economic Development Strategic Plan

In December 2007, the Oconee County Economic Development Commission completed a strategic plan designed to refocus the Commission's efforts, and better situate the County to overcome impediments to expanding economic development. As was to be expected, land use issues were central to many of the goals established in the plan. Among tasks identified as necessary for success are the identification and reservation of industrial properties for the long-term future, which could be accomplished through zoning, property options, lease or lease-purchase, or staged or outright purchase. In addition, the plan calls for the identification of a growth area in the I-85 corridor, and the adoption of zoning and/or land use regulations to develop and maintain the area's economic development sustainability over time. It should be noted that the I-85 Overlay District, which was adopted by County Council in November 2008, was proposed as a result of the Economic Development Strategic Plan.

## Future Land Use

Based on goals established in this and the other elements of this Comprehensive Plan, the 2009 Future Land Use Map sets out the manner in which the future growth of Oconee County should occur to attain these goals. The development of the map took into consideration the existing agricultural and traditional rural ways of life and highlighted scenic attributes and natural resources. The map is designed to promote quality development, with the idea that affordable workforce housing must be a part of the mix of the housing stock. The map also outlines areas suitable for fostering sustainable economic development and future growth.

The Future Land Use Map (FLUM) adopted in 2008 reflects an attempt to describe how the citizens of Oconee County wish their county to grow in the near future, which, as the Comprehensive Plan was due for review in 2009, was much shorter than that which is typically found. Relatively general in nature due to a lack of detailed information on existing land use, it divided land use into Residential, Transitional Growth, Agriculture, and Traditional Rural. No attempt was made to differentiate all pockets of commercial and industrial growth, but instead, it stated that a wide mix was anticipated within the Transitional Growth areas based on availability of land and sufficient infrastructure. As for other uses, the Residential areas primarily encompass those regions near the lakes; Agricultural areas focus on those remaining prime farm areas in the southern part of the county; and all other areas, which include large tracts of National Forest lands, and which contain little if any public infrastructure, are designated as Traditional Rural.

The amendments made to the FLUM as part of the 2009 review of the Comprehensive Plan were intended to add refinement and detail, thereby enabling it to better guide growth in a manner consistent with the overall desires of the public until the next Comprehensive Plan is developed in 2014. This was at least in part made possible due to the level of discussion and sincere consideration about Oconee County's future that emerged during development of the recently adopted Zoning Enabling Ordinance. Although past efforts to develop plans and ordinances to guide growth and development always included a public input component, often with varying results, the creation of the Zoning Enabling

Ordinance brought about conversations between individuals and groups in a manner never before witnessed. Often, although the rhetoric was at times heated, the overall goals expressed were the same; it was the route taken to achieve the goal that was the point of contention.

### Primary Development Areas

As is made abundantly clear throughout this document, the boundaries of Oconee County encompass an increasingly diverse mix of land uses and lifestyles. As such, any plans and regulations adopted must be created with the knowledge of these differences, for it is the consensus of Oconee County's citizens that this variation plays a vital role in the attributes most dearly held. As a result, those areas identified on the 2008 FLUM as Residential and Transitional Growth delineate the areas deemed to be most appropriate for targeted growth. Of course, given the possibility that there may be portions of those regions that, for whatever reason, may not be suitable for such designation, or, in the event that categories created in the future are appropriate as well, the concept of formal Primary Development Areas emerged. These areas, shown on the 2008 FLUM as Residential and Transitional Growth, are marked as a specific feature on later versions.

The concept of designated Primary Development Areas originated from a comprehensive review of the Land Development and Subdivision Chapter of the Oconee County Unified Performance Standards Ordinance. Completed in 2008, the review resulted in a series of amendments to the subdivision regulations, as well as the creation of a new Unified Road Standards Ordinance. The new road ordinance, which contains all standards related to the construction and maintenance of roads in Oconee County, also established rules allowing for a developer to recoup some costs associated with upgrading existing county roads. One of the key components of the process was the creation of a road upgrade list by the County Engineer. This list, which focuses on the safety of existing county roads, prioritizes those roads in areas deemed most suitable for future development. While roads in any part of the county are to be maintained at a safe level, those inside the boundaries of Primary Development Areas are to be upgraded to deal with anticipated growth and development. It should be noted that there are provisions for developers to receive additional consideration in exchange for including a portion of the proposed development as affordable housing.

Although the Unified Road Standards Ordinance contains the only standards referencing the Primary Development Areas at the time of this writing, it is anticipated that others may be adopted in the future. Therefore, delineating the boundaries of a Primary Development Area should be undertaken with careful consideration. Areas deemed to be sensitive or special, for example, should be excluded, for the purpose of designation is to identify those areas to which anticipated or desired growth and development is to be guided.

The mechanisms to be used in accomplishing this may take any number of forms, from standards and regulations, to various development-related bonuses, or other appropriate assistance or enticement sponsored by Oconee County. Through whatever method used, the goal of the Primary Development Area is to provide for promotion of sustainable quality development, while protecting and conserving those areas considered too special to lose.

## Future Land Use Map

A Future Land Use Map (FLUM) is a non-regulatory map that acts as a guide for land use planning by graphically illustrating what citizens want their community to look like in the coming years. The Oconee County FLUM is therefore intended to be used as a reference in considering any action on behalf of the County that may impact land use. The map divides regions of the county into categories that represent what the *predominant land use* of that particular area is to be; in no way are the categories to be considered exclusive, but merely a standard by which to weigh proposals related to land usage.

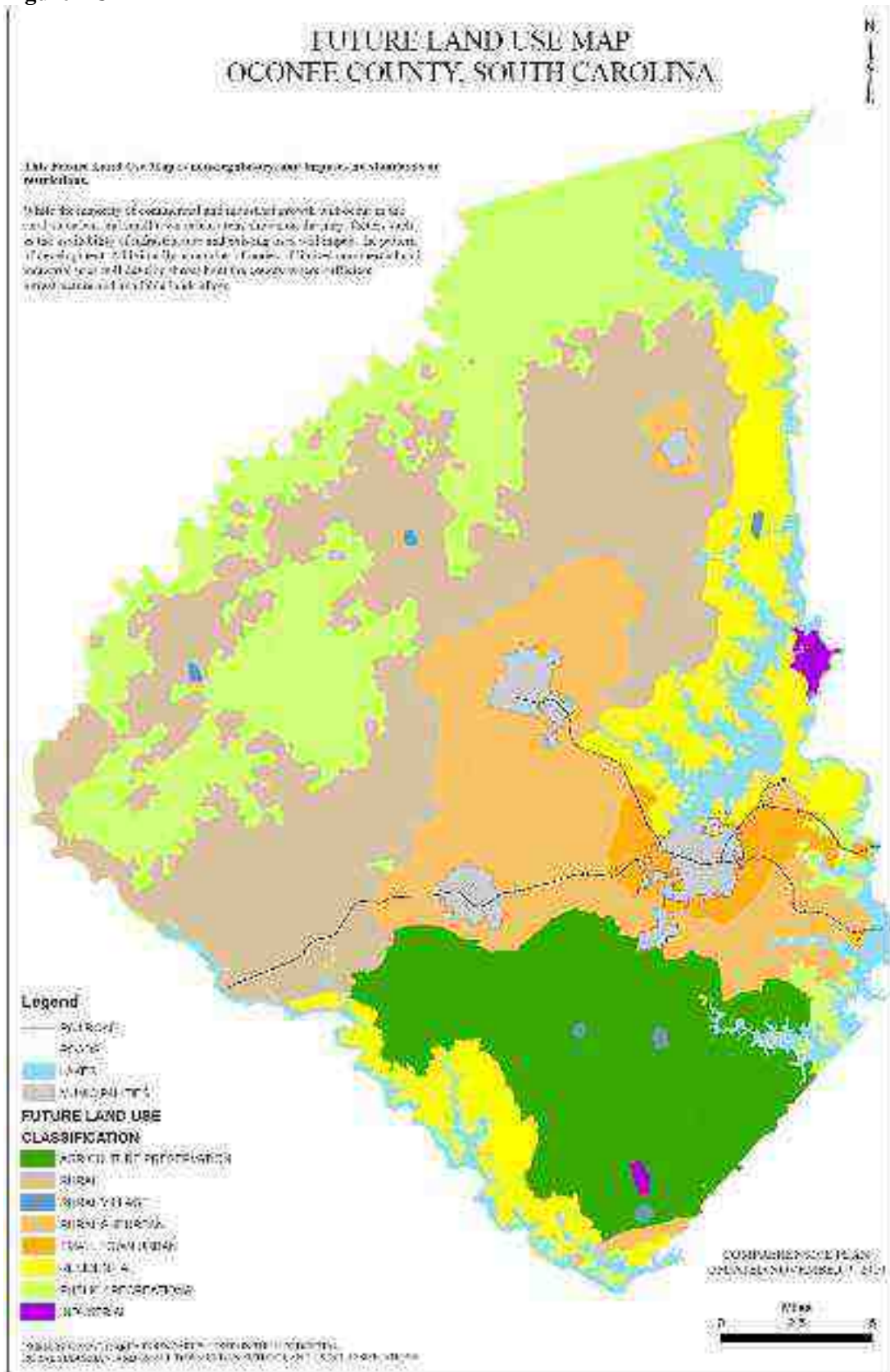
The following classifications are reflected on the Oconee County Future Land Use Map:

1. **Agricultural Preservation** identifies those areas deemed to be prime or special agriculture lands, and is therefore vital to the continuation of agricultural enterprise in Oconee County. Because agriculture-related activities typically impact in some manner most aspects of life within such areas, uses should be limited to those that are compatible with ongoing agricultural activity, and can coexist with the secondary effects commonly associated with it. Dense residential and commercial uses should not be permitted, and infrastructure located and managed so as to minimize undesired development.
2. **Rural** identifies those areas characterized by a continuing rural lifestyle and open lands. This area, as a whole, is sparsely populated with little or no infrastructure, but may contain pockets of commercial uses and mixed use villages that serve as hubs of activity in the area. Although not identified as a preservation area, the impacts of new uses should be limited, and not threaten those existing. Dense residential and commercial uses should not be permitted, and infrastructure located and managed so as to retain the overall rural nature of the area.
3. **Rural Village** identifies those rural mixed use areas that commonly form the hub of a community. Typically, rural villages are located at the intersection of two or more main routes, and have an existing mix of residential and commercial uses that play a key role in the character of the surrounding area. New uses should be compatible with existing in terms of kind and density, avoiding excessive traffic, noise, and other secondary impacts.
4. **Rural Suburban** identifies those areas that have undergone conversion from rural lands to a mix of uses, but is still predominantly characterized by a rural landscape. Infrastructure sufficient to support additional development is reasonably accessible, and pockets of significant development exist throughout. Such areas are suited for additional clusters of relatively dense development, but new uses should be compatible with those existing, and limited in the impact on the overall rural character of the area. In the event such areas are adjacent to other jurisdictions, all new uses shall be compatible with any adopted land use plans.
5. **Small Town Urban** identifies those areas of the densest development. The area is well served by infrastructure, and is suitable for continued development. While new uses may vary in nature and intensity, they should be compatible with a ‘small town’ atmosphere, and not negative impact those existing. In the event

such areas are adjacent to other jurisdictions, all new uses shall be compatible with any adopted land use plans.

6. **Residential** are those areas deemed to be appropriate for development primarily focused on residential uses. Such areas may or may not contain significant clusters of existing residential developments, as well as pockets of agriculture, rural, commercial, and other land uses. Although new uses may vary, they should not detract from the overall residential character of area, and not impose negative secondary impacts on nearby properties.
7. **Public / Recreation** are those lands primarily reserved for recreational use, and as such are reasonably open to the public.
8. **Industrial** are those areas specifically reserved for existing or planned industrial or commercial uses. It should be stressed that this in no way imposes a limitation on the location of such uses in other categories, where appropriate.

Figure LU-2



## Analysis

The way we choose to utilize our land impacts our lives far beyond simply determining what is built on it. Regardless of the amount of investment in a facility or infrastructure, any benefits derived can be partially or wholly negated by activity nearby. Precious natural or cultural resources, impossible to replace, can be taken from us by the careless act of a neighbor. Even the cost of purchasing and maintaining a home is directly affected by the way surrounding properties are developed and maintained. Without a doubt, land use issues are some of the most critical, as well as potentially controversial- if not unpleasant- that a community must deal with. But for the people of any county to have a say in what their area will become, such issues must be addressed, and they must be addressed before the pressures of development erase the very attributes most cherished. Given the likelihood that Oconee County is facing tremendous growth in the very near future, we have no time to delay.

There are many potential benefits associated with growth and development, provided it occurs in a manner that does not create negative impacts that outweigh the positives. In fact, it is very difficult, if not impossible, for a community to find sustainable prosperity without growth bringing in new wealth. Without such wealth, given the costs of maintaining existing facilities and infrastructure tend to increase over time, stasis leads to decline. At the same time, however, unmanaged growth is just as costly, for without thought given to where and how, as well as how much additional growth can best be accommodated, the community will be burdened with the cost of providing new facilities, infrastructure, and services that could have been avoided. Additionally, left totally to the whims of the free market, those areas most special to a community do not receive due consideration, for so often their true value is not monetary. Based on the recent planning efforts in Oconee County discussed in this element, it is obvious that there seems to be a growing awareness of these facts among a wide cross-section of county residents. And though there has not been a consensus reached on all of the measures needed to achieve it, there is no doubt that the vast majority of citizens share the desire for a prosperous future in a predominantly rural area, surrounded by the array of natural resources that have always made Oconee County unique. Therefore, in the very near future, we must become more proactive in our efforts to identify and create those tools necessary to insure that we do retain our identity.

Although no two communities develop and evolve in exactly the same manner and at the same pace, over time most communities find themselves forced to deal with those same type of issues having been dealt with elsewhere. This can be seen in Oconee County today, for we are increasingly being faced with similar development pressures felt years earlier in some neighboring counties. And because we have to develop our response using basically the same tools available elsewhere, our solutions will probably be similar to those utilized by others. That is not to say, however, that we need to borrow anything wholesale, for Oconee County's evolution is being affected by forces not experienced by most other counties, but we need to keep in mind that we can learn from the successes, as well as mistakes, of many of our neighbors. Therefore, as was the case in the development and adoption of our Zoning Enabling Ordinance, as we look to develop other strategies needed to manage future growth, it will be worth the time and effort necessary to weigh all proposals in terms of their potential for addressing the particular needs of Oconee County, against the possible impositions on current residents.

It is no secret that the ability of a property owner to use their land as they wish has been a cherished ideal throughout Oconee County's history. In fact, this and similar issues are often discussed- and sometimes loudly debated- in various forums throughout the county on a regular basis. In the past, when the population density was much lower, and when the variety of land use throughout most of the unincorporated areas of the county was in one way or another centered on agriculture, the chances of significant instances of incompatibility of use were limited. Today, however, things have changed, for we as a community do not live as we used to. Already, thousands of acres previously devoted to farming or timbering are covered with homes; rural lanes are increasingly being widened to accommodate the traffic of busy commercial centers, a process that itself spurs additional development; and remote, forested hillsides have become densely populated lakeshore communities. Simply put, Oconee County's land is being utilized in ways never anticipated only a few years ago by a population more numerous and more diverse than was ever thought possible by previous generations. Still, for those born here, as well as many of those that move here to escape the grasp of urban areas, a high value is placed on Oconee County's traditionally rural character, with farming at the heart of it. But without standards designed to promote and sustain this rural character, it will soon disappear. Therefore, in addition to identifying those areas in which we wish to have devoted to agriculture, we have to develop the mix of tools necessary to ensure its survival. And while some of these will likely include inducements such as conservation easements, if we are serious in our claim to desire the survival of agriculture as a significant presence in Oconee County, in spite of the fact that it may run counter to the ideals of our forefathers, carefully targeted regulatory measures must have a place in the mix. Otherwise, Oconee County will fast convert into just another urban landscape.

Oconee County will always be subject to the impact of forces beyond its control. And though there is no way to stop all of the negative aspects of some changes, and certainly no way to regain what has already been lost as a result of them, the people of Oconee County now have the opportunity to make key choices that will help insure that future changes are, if not entirely desirable, at least relatively benign- if, that is, people take part. As never before, citizens have begun speaking up in various forums, whether at Planning Commission meetings in favor or against a particular standard or ordinance, or as part of a visioning session or stakeholder's meeting. And though the paths toward the end result may vary, and at times even conflict, the overwhelming majority of citizens consistently express the same goals: a sustainable prosperity, protection of our natural resources, and the continuation of a rural way of life. To that end, Oconee County has already embarked on a course that includes balancing recruitment of high-tech industry with increased tourism as a major components of this prosperity; taking an active role in the conservation of significant lands, with the possibility of other such efforts in the future; and the adoption of a number of land use regulations intended to help guide future development. These steps, although admittedly seen by some to be relatively small ones, are significant, for it signals that Oconee County has begun to look to the future, with its eyes on, at the very least, a sketch of what it wishes to be. And though the vision needs to be clarified as we move ahead, there is little doubt that we, as continues to be stated time after time, in one manner or another, know the direction we wish to head.

## Land Use Objectives for the Future

The following objectives are intended to address those needs and desires established within the Land Use Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.
2. Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.
3. Preserve, protect and enhance Oconee County's environmentally sensitive lands, unique scenic views, agrarian landscapes, and topographic features.
4. Promote partnerships and voluntary conservation easements to preserve significant lands and scenic areas under pressure.
5. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
6. Create and/or update plans for specific priorities.
7. Complete and properly maintain Oconee County's Geographic Information System (GIS).
8. Encourage development in a way that protects and preserves our natural resources.
9. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
10. Continue to closely monitor Oconee County's compliance with state and federal air-quality standards, adopting and maintaining reduction strategies as necessary.
11. Conserve and protect features of significant local, regional and national interest, such as scenic highways, state parks, and historic sites and expand efforts to promote them for tourism.





# Transportation Element

## Overview

This element focuses on Oconee County's transportation system, a major factor in our prosperity and way of life. The system's make up of roads, airports, railroads, mass transit routes, bicycle routes, and pedestrian routes, and is owned and maintained by a mix of public and private entities. This examination will include a discussion of existing conditions, as well as goals and various implementation strategies designed to attain them.

## Natural Limitations

Oconee County's location at the edge of the mountains has played a major role in the history of transportation in the county, for the ridges and valleys that serve as a beautiful backdrop to the natural features that attract so many of today's visitors have always also acted as an impediment to easy travel. Even today, it is possible to see the remains of portions of many of those paths and wagon roads, winding through the hills and along the ridges, establishing the routes that much of our modern transportation system continues to follow. Therefore, in spite of the development of safe modern routes throughout the county, the geography and topography of Oconee County continues to have a major impact on travel through our area. Even the rail system that bisects the county, a part of a major route connecting the northeastern United States to the South, skirts along the base of the Blue Ridge, following roughly the same course as the major road routes. With this in mind, as we consider the status of our transportation system, there is no escaping the fact that, as important as travel is to our modern lives, there are practical limits imposed by the our surroundings. So, unlike some of our neighboring counties, our transportation goals must be tempered by the knowledge that nature itself, which has blessed us in so many ways, has imposed additional hurdles that many times make the simplest solution, in the end, less than satisfactory. Oconee County must plan carefully.

## Changes

Although the coming of the automobile and modern roads sometimes resulted in dramatic changes in other regions, they had only limited impact on life in Oconee County. Transportation of goods and travel became much easier and more convenient, enabling some people to take advantage of increased opportunities for economic gain, and spurring the growth of commercial activity near the towns; but in the larger scheme, the impacts of these changes were limited, and Oconee remained the predominantly rural area it had been since its beginning. Even after the area was linked with the rest of the nation through the Interstate

Highway System, travel to major urban areas required a significant effort. Therefore, while many Oconee County residents regularly visited the Atlanta or Charlotte, very few worked there or otherwise commuted on a daily basis. The distance was simply too great. In the last couple of decades, however, signs of change have begun to appear, for the boundaries of the major southeastern urban areas have rapidly ballooned outward, coming increasingly closer to Oconee County, and resulting in an ongoing urbanization of portions of the county. Because of this growth, the U.S. Census Bureau recently declared Oconee County to be a micropolitan area, which means the county contains an urban cluster of at least 10,000 people. See Figure T-1 (below).

**Figure T-1**



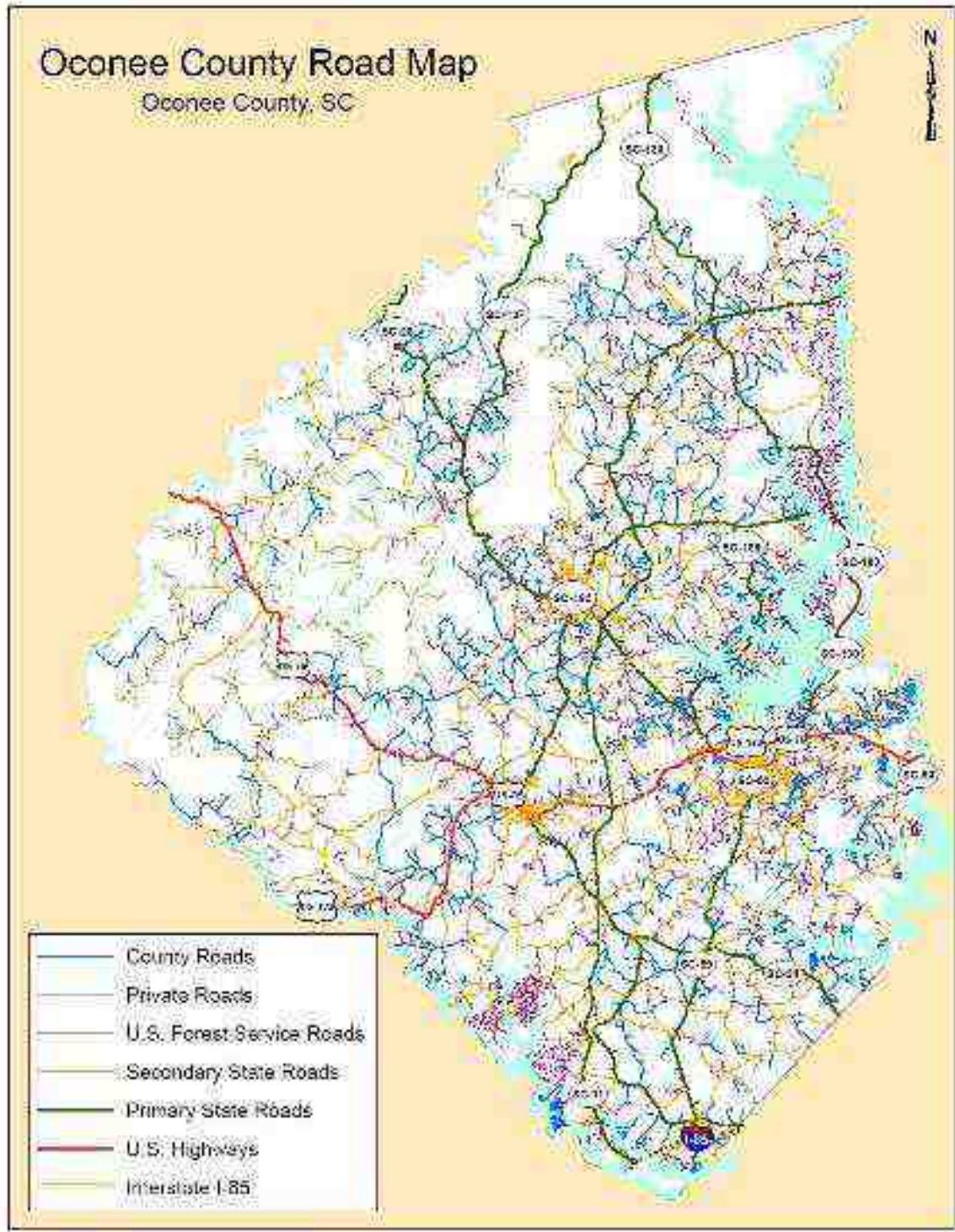
Source: US Census Bureau, “Metropolitan and Micropolitan Statistical Areas of the United States and Puerto Rico November 2007”.

Figure T-1 shows the Oconee County, along with its neighboring Georgia counties of Stephens and Habersham, as one of the links between the Atlanta Metro Area and the Greenville-Spartanburg Metro Area, which is itself linked to the Charlotte metropolitan region by the micropolitan South Carolina counties of Cherokee and Union. As the metro areas continue to expand and move closer, traffic on existing transportation arteries will continue to grow. Today, barring traffic slowdowns, an Oconee County resident living near Interstate 85 can commute to work in the Atlanta metro area in approximately 45 minutes, which is approximately the same amount of time typically needed to commute to work from western Oconee County to the City of Anderson, where many Oconeeans have traditionally found work through the years.

Road Network

Figure T-2 (below) shows all federal, state, county and private roads in Oconee County.

**Figure T- 2**





## State and Federal Highways

According to the Oconee County Geographic Information System (GIS), Oconee County is served by approximately 2370 miles of roads, with 1060 miles comprised of state and federal roads. Those maintained by the South Carolina Department of Transportation (SCDOT) include 8.6 miles of Interstate 85; 50 miles of U.S. highways; 188 miles of primary state routes; and 657 miles of secondary state routes. Also, the U.S. Forest Service maintains 156 miles of roads in the Sumter National Forest. See Figure T-3 below.

## Traffic Counts

Figure T-3 (below) illustrates the level of traffic recorded on the state maintained roads in Oconee County in 2008. The traffic counts, which are based on average daily trips as documented over time, are a good tool to show not only which state roads receive the most usage, and therefore likely to required the most maintenance and upgrades, but also which areas of the county may have county maintained roads that will require attention.

**Figure T-3**

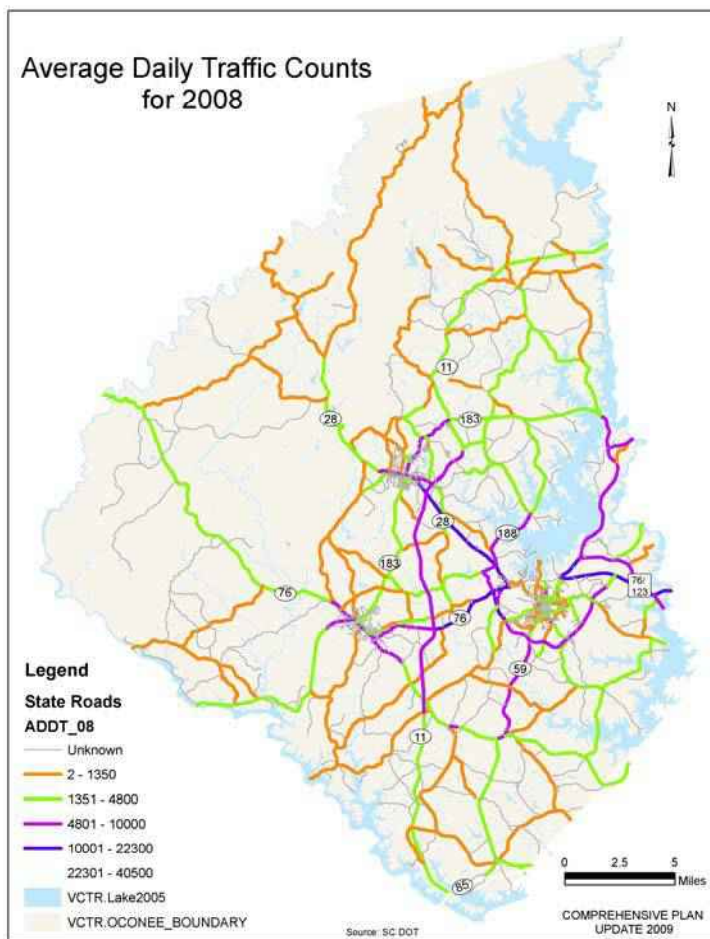


Figure T-3 clearly shows that Interstate 85 had in excess of 40,000 Average Daily Trips (ADT's). As for other major routes, U.S. 76/123, and S.C. 28 are the busiest routes in the county, with up to 22,300 Average Daily Trips (ADT's) in some areas. Next are portions of S.C. 130, S.C. 183, S.C. 11, S.C. 59, S.C. 188, Wells Highway, and short segments of other roads, with up to 10,000 ADT's.

### County Roads

Oconee County currently maintains almost 660 miles of roads, with approximately 1/3 of them remaining unpaved. Overall, the county road system provides safe, relatively efficient routes that serve county residents well with a mix of road types, including:

**Collector roads**- those that typically exceed 800 Average Daily Trips (ADT's) and have the primary purpose of intersecting traffic from intersecting local roads and handling movements to the nearest arterial road. A secondary function is to provide direct access to abutting properties. Collector roads also connect local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions.

**Local road (major)**- those for which the typical number of ADT's range from 401 to 800, and contain two or more access points. The primary purpose is to provide access to abutting properties, and receiving traffic from minor local roads.

**Local road (minor)** - those roads for which the typical number of ADT's range from 0 to 400, and have the primary purpose of providing access to abutting properties. This road normally terminates in a cul-de-sac, loop, or other turnaround, with no more than two access points.

It should be noted that, although county road standards recognize arterial roads, which is defined as a major road that collects and distributes traffic to and from minor arterials and collector streets, there are currently no true arterials in the inventory.

### Condition of Roads

Many older roads in the county inventory never designed or built as the result of any formal planning effort. The roads evolved from the paths and trails used by our ancestors on foot or horseback; over the years they were widened, straightened, leveled, and better constructed perhaps, but mostly following along the same ridgelines, and crossing streams at the same spots that have served for centuries. In some cases there is a complete lack of documentation as to how these roads came to be 'county roads', for as in most rural areas, necessity often outweighs formality. Therefore, we have to assume that for many of our roads, a county leader decided to start maintaining this route or another for the benefit of the public, particularly as it allowed for easier transport of farm goods to market. Understandably, little thought was given to the need to plan for future upgrades that would accommodate the vehicles of our era, leaving later generations to deal with needed changes.

Many newer roads accepted into the county road system, particularly those taken since the 1970's, differ from many of the old routes. These roads designed and built to serve only a particular development required more engineering and serve fewer residents. Lack of an overall road design and changing construction standards resulted in a wide range of conditions existing in the road inventory today. During the last two decades, significant energy has been put forth toward achieving consistency in road standards. Among the most notable efforts has been the development of modern county road standards that today, by and large, not only match those of most other counties in the region, but also conform to those established by the South Carolina Department of Transportation. The current version of these standards was adopted in 2008 in the Oconee County Unified Road Standards Ordinance.

There is no doubt that the development of modern road standards has resulted in an overall improvement in the quality of the county road system, making them not only more cost-efficient, but also safer for the public. Therefore, roads accepted into the county road system recent years are considered to be with few exceptions well-built, safe, and relatively easy to maintain. Many older roads, however, are of lesser quality, with some considered marginal, at best. Therefore, one of the major tasks facing Oconee County is to develop a method of creating a comprehensive road maintenance and upgrade program. Currently, Oconee County is implementing a systematic approach to evaluating and prioritizing roads for maintenance activities, with safety being of the greatest concern. But the identification of those roads is only one component to improving the system, for there remain impediments to creating a comprehensive program.

In past years, the amount of funding dedicated to road improvements has varied, with the last several decreasing from \$2,124,721 in 2006; \$1,334,258 in 2007; to \$158,577 in 2008. As a result, many roads identified as needing upgrades did not receive funding. It should be stressed; however, that while Oconee County is no different from many other jurisdictions facing tough economic decisions at budget times. But without a method of funding road maintenance and upgrade activities in a systematic manner, there is little likelihood that the needed work will be accomplished within the foreseeable future, and even less chance of the development of a long-term plan that can effectively enable staff to seek cost-saving methods of approaching the program.

Another major hurdle associated with upgrading the road inventory is the lack of deeded road right-of-way, for in years past; many county roads were taken into the system without any. As a result, a number of roads are maintained with only prescriptive right-of-way, enabling only 'ditch-to-ditch' repairs; no upgrade of work can be performed outside of the existing boundaries of the road, prohibiting any widening that may be needed as a result of increased traffic. Efforts to obtain the necessary right-of-way have in many cases proven to be problematic, for County policy to date has been to attempt to obtain right-of-way by donation only. Some projects have been delayed for years, and in some cases, indefinitely, by the refusal of a property owner to provide the necessary right-of-way. As a result, in spite of utilizing an evaluation and prioritization system, it is not possible to develop a truly systematic maintenance program that addresses the maintenance issues of all county roads on a need basis. Given the anticipated growth and development that will surely impose greater traffic volume on at least some of these roads, it is imperative that the County's road maintenance program include the use of all

reasonable avenues available to it in obtaining right-of-way, including the consideration of implementing, at least on those roads deemed most critical, imminent domain.

Long Term

A long-term goal would be to establish road maintenance and upgrade system that is based on a wide array of variables, and operates in a smooth and systematic manner. One of the most common standards for measuring the ability of a road system to support existing and anticipated traffic across the nation is the Level of Service (LOS) system, which assigns roads grades A to F, with A being the best, and F the worst. The system allows a local jurisdiction to review each road in terms of travel speed, time required for travel between points, freedom to maneuver between lanes, slowdowns and interruptions from traffic, travel comfort and convenience. This provides an assessment of the overall condition of the road system, and highlights those roads most inadequate. Also, the LOS system provides a community with a simple method of establishing a minimum level of acceptability for roads. Given that few jurisdictions have the resources to maintain many of their roads in an ‘A’ condition, for, as with any other capital item, economic limitations necessitate that need determine the priority of those items demanding attention. Therefore, Oconee County would need to decide at what level below the top LOS is acceptable and what is unacceptable. County officials need to keep in mind that there is a balance with the cost of maintenance and potential liabilities resulting from safety concerns. Therefore, many communities adopt a policy of prioritizing upgrades based on LOS, with the goal of allowing no road to fall below a particular grade.

The LOS grading system is outline can be found in Table T-1 (below):

**Table T-1**

<b>Level of Service (LOS) Characteristics</b>	
<b>Grade</b>	<b>Conditions</b>
<b>A</b>	Traffic flows at or above the posted speed limit, with lane changes unrestricted; overall, travel is comfortable and convenient
<b>B</b>	Slight congestion with maneuverability somewhat restricted; all lanes occasionally occupied, but speed not reduced.
<b>C</b>	Traffic level often limits ability to pass or change lanes, but volume remains within design capacity; conditions are typically safe for travel at posted speed limits. LOS C is often the target for highways.
<b>D</b>	Traffic volume sufficient to slow travel speed somewhat, with all lanes often occupied, but conditions remain typically safe. Given the cost of upgrading and/or adding roads versus the benefits gained, LOS D is often considered adequate for roads during peak hours.
<b>E</b>	Traffic flow is irregular, with speeds consistently slowed below posted limits; volume is approaching design limits. LOS E is often considered acceptable in larger, densely populated urban areas.
<b>F</b>	Traffic flow is typically slowed or stopped due to volume, with travel seldom accomplished at posted speeds; traffic jams common. Level of demand on LOS F roads is beyond design capacity.

It should be remembered that LOS is intended to describe the average or typical condition, and is not impacted by conditions at any given moment. Therefore, a road graded LOS A is subject to temporary closure due to an accident or road work without being reduced; permanent changes in traffic volume from new development or rerouting, however, can result in a reduction.

### Private Roads

Approximately 625 miles of privately maintained roads are located throughout Oconee County. Although most of these are primarily driveways and drives that access private neighborhoods, some are utilized as access to amenities open to the public. Few, if any, however, are considered public thoroughfares. Among the major developments that maintain their own road system are Chickasaw Point, Keowee Key, and The Cliffs.

As with the County road inventory, private roads vary tremendously in condition across the county, with some providing excellent service, and others contain navigational impediments. Currently, there is no system either in place or under consideration for accomplishing upgrades needed to mitigate the deficiencies. In 2008, however, Oconee County adopted standards for new private roads. The following outlines the three classifications of private roads established in the standards, and highlights some of the requirements (see the Unified Road Standards for the Unincorporated Areas of Oconee County for more information):

- ❖ **Private Driveways** (serves 0-3 residential dwellings)- No design standards, but must meet all applicable building and fire codes
- ❖ **Private Drive** (serves 4-10 residential dwellings)- Driving surface 20' wide, with 50' of right-of-way; appropriate signage, sight distance, and other basic requirements; meet all applicable building and fire codes
- ❖ **Private Roads** (serves 11 or more residential dwellings)- Meet most standards applicable for public roads of a similar nature

Perhaps the greatest concern related to private roads, at least from the County's perspective, is balancing the wishes of the private property owners with the need to maintain accessibility for emergency services. One of local governments primary functions is to provide a minimum level (whatever that is determined to be) of response to calls for emergency assistance. Typically, for sparsely populated rural jurisdictions, this level is relatively low, if for no other reason than the tax base is often too small to support a robust emergency response system. For larger communities, however, the level of response generally increases, as a result of the enhance revenue sources, and the greater level emergency service expected by urban populations. Therefore, as Oconee County grows and develops, it should be expected that the population will demand greater levels of emergency services. To be able to provide this service equitably, however, there needs to be a minimum level of access for responders, both to benefit those requesting the assistance, and to insure the safety of emergency personnel. While the recent adoption of private road standards insures that future routes will be adequate, there needs to be a determination as to what will be the minimum level of access necessary, and by what method the standard will be achieved.



## Mass Transit

### **Existing Conditions**

The Division of Mass Transit of the South Carolina Department of Transportation (SCDOT) coordinates public transportation services throughout the state. This agency's duties extend to oversight of the distribution of all state and federal mass transit funds, the development and implementation of regional transit plans, and monitoring of grants. Although public transit has traditionally been limited primarily to urban areas in South Carolina, in recent years there has been a growing interest in expanding service even to some rural areas. Although the term 'mass transit' typically brings a city bus system to mind, it actually encompasses a variety of providers offering a range of services. These services include not only municipal transit systems, but also more specialized services; from the typical fixed route system providing the general public transportation to employment, shopping, or other daily activities, and public transit is an increasingly important component in our region's transportation system. The Council of Aging also offers door-to-door services in some circumstances.

Currently, the only mass transit system serving the public in Oconee County is the Clemson Area Transit System (CAT), which provides free bus service in and around the City of Seneca, and along U.S. 76/123 between Seneca and Clemson. Though the service in Oconee County is only several years old, ridership statistics indicate that it has already become an important fixture in the Seneca area. The success in Seneca has given rise to consideration of expanding the 'CAT Bus' system to the cities of Westminster and Walhalla, with a feasibility study conducted in 2008. There has also been some discussion of the possibility of the development of a smaller van service, less expensive to establish and operate, but linking with the CAT system, thereby accomplishing the same goal. Either way, an expansion would not only provide public transportation services linking the major population centers of Oconee County, but would also link Oconee County's largest towns with the other towns served by CAT. Currently the issue is still under consideration, but given Oconee County's projected growth and urbanization, mass transit is likely to become a major component in our future transportation system.

### **Future Needs**

Unlike past years, particularly in rural areas such as Oconee, the only solution to crowded roads was to upgrade existing roads or build new ones. Today, the focus is shifting to a more efficient use of existing routes; in short, moving more people in fewer vehicles. Not only does this avoid the increasing cost of road construction, but it also preserves existing landscapes from a sea of pavement. It should be noted, that Oconee County's decision to develop our tourism industry as a major component of our economy, which is focused on our natural and cultural resources, necessitates careful consideration of road projects. While an adequate road system is vital for any community's health and economic wellbeing, the negative impacts of a four-lane road on an area's scenic attributes and lifestyle are not easily shown on a spreadsheet. As a result, the costs of establishing a public transportation system may appear on the surface to be greater than simply adding some lanes to a road. However, the impact on the scenic character and

'small town' feel of an area may actually cost more, over time, through lost tourism revenues.

Another important aspect worthy of consideration regarding mass transit in Oconee County lies in changing attitudes toward public transportation among citizens. Like the citizens of many other rural areas, Oconee County residents have traditionally harbored an attitude that praised independent action and providing for oneself; combined with this, of course, is the American love of the automobile, which enables a person to come and go at will. Historical attitudes have also perceived mass transit as a 'city thing', or, for many, something for those that could not provide for themselves. Regardless of the reasoning, many in rural areas view mass transit in a negative light. As a result, an effort to develop mass transit for the public never took root until the last decade, when a number of changes have resulted in a change in this attitude.

One of the major changes was a direct result of the county's growth in population from in-migration from other areas. It is an often stated belief among some in Oconee County that 'non-natives' are almost exclusively made up of 'northerners', with ideals and visions contrary to those born here, such as a quicker acceptance of the idea of mass transit. The truth is, however, that geography itself plays little role in that belief; instead, it is more the fact that they hail from urbanized areas, whether north or south, where mass transit is an accepted and necessary part of life. Added to this, of course, is the impact of a couple of generations of Oconee natives that have now grown up with the influence of mass media in their homes. Today, music, clothing, and even manners of speech are becoming homogenized with the rest of the nation, bringing attitudes closer in line with our counterparts in other regions. Oconee County's population is now made up by a large group of citizens that have in the past utilized some form of mass transit on a regular basis; it is no longer seen as foreign concept.

Another force driving a reevaluation of the need for mass transit in Oconee County is the age of our population, ranked among the oldest in the state. This means that, more than many other parts of the state, a significant portion of county citizens will soon be reaching a point in life when driving an automobile is potentially problematic. At the same time, we possess a road system that was in large part not designed to be 'walkable', even in those areas where major pockets of elderly live close enough to be able to walk to services. Nevertheless, the fact that there are a number of lake communities, made up in large part of retirees, located far from any town or commercial area, leaving the residents with few options other than to travel relatively long distances just to purchase groceries, visit a doctor, or attend church. As a result, there is a growing realization that a public transportation system of some nature that extends far beyond the borders of the municipalities may become a necessity in the not too distant future.

Finally, this change in attitude has come to the fore because of an increase in the mobility of our society. There is increasing congestion and it is costing more to get there. Our parent's generation, regardless of location, lived a much more sedentary life than we do. Long trips were only made for special reasons. To even begin analyzing the reasons for this change would take up far more space than serves our purpose at present, for there are not only social and cultural issues at play, but also the influences of technology and economics, as well as possible others. Suffice it to say, we are living in a time of the rapid growth and development of a very mobile society in Oconee County. Many believe that recent economic changes will quite likely diminish the traditional desire, if not

ability, for many people to purchase and maintain an automobile; and this at a time when advances in areas such as connectivity and communication are fast removing many impediments and inconveniences of travel, which will likely spur even greater mobility. As a result, Oconee County's transportation system, focused almost exclusively on transporting people in private automobiles, is limited in sustainability. Therefore, it is vital to begin viewing mass transit as a part of Oconee County's future transportation system, with efforts to collaborate with the appropriate entities in establishing the foundations of such a system undertaken in the near future.

## Air

### **Existing Conditions**

Oconee County residents are fortunate to be located within a relatively short distance from a number of airports, offering a number of air travel choices. First, the Oconee County Regional Airport is a general aviation airport that has become a vital component in the county's economic development, which a number of businesses utilize the airport to conveniently visit local facilities. Also, because it is only approximately a 5-minute drive from the Clemson University campus, it is often used by the school for various travel purposes, and hosts the school's aircraft. Additionally, the proximity of the airport to university athletic facilities makes it very popular with fans that like to fly in to attend sporting events. Over the years, a number of upgrades have been made to the facility, with the latest major effort an ongoing expansion of the runway from the current length of 4,400 feet to 5,000 feet, which will allow it to accommodate larger business jets.

## Oconee County Regional Airport Terminal



Other small airports located close to Oconee County include the Anderson Regional Airport, which is located off S.C. Highway 24, 3 miles west of the City of Anderson, South Carolina. This airport has 2 runways, one just over 6,000 feet long, and the second slightly less than 5,000 feet. Pickens County also has an airport located in Liberty, South Carolina, which offers a single runway slightly over 5,000 feet long.

The Oconee County region services several major airports. The Greenville-Spartanburg International Airport (GSP), located near Interstate 85 in Greer, South Carolina, about an hour's drive from Oconee, offers both passenger and air cargo services, with dozens of non-stop daily departures linking our region to cities throughout the United States. The facility hosts 16 airlines that annually serve more than 1.5 million passengers, and transport more than 25,000 tons of air cargo. The runway is slightly longer than 11,000 feet, which enables it to accommodate all sizes of aircraft currently operating.

Only about 2 hours away, the Hartsfield-Jackson Atlanta International Airport (ATL) is located south of the City of Atlanta, Georgia, near both Interstate 75 and Interstate 85. The Atlanta International Airport is said to be the busiest airport in the world. Over 30 airlines and 18 cargo carriers operate out of the facility. In 2008, the airport served over 90 million passengers, and transported over 650,000 tons of air cargo. The airport has 5 runways, with the longest measuring 11,899 feet. Also approximately 2 hours from Oconee County is the Charlotte-Douglas International Airport (CLT), which is located just above the state line in Charlotte, North Carolina near Interstate 85. The airport offers passenger services from 17 airlines, and cargo transport from 20 carriers and in 2008 served almost 35 million passengers, and transported over 132,000 tons of air cargo.

## **Future Needs**

The Oconee County Airport, already important to the area's economic wellbeing, positioned to become an even greater asset. As it sits near U.S. 123 in one of the fastest growing areas of the county, the facility offers easy access to destinations throughout the primary development areas of the county (and areas adjacent), for both business and private customers. Also, its existing linkage with Clemson University provides a foundation for the development of even great partnership, particularly as the school expands its position as one of the premier research institutions in the nation. Therefore, the facility should be seen as much more than an element of our transportation capabilities, for, with the proper vision and support, it can not only expand to serve businesses more efficiently, but also become an integral component of the university's efforts. However, this effort will require expanding the relationship between Oconee County and the university, as well as seeking out partnerships with private entities to enhance the facility.

## Rail

### **Existing Conditions**

Although rail service played a major role in Oconee County's growth and development, it has declined significantly in recent decades. Currently, there are no operating passenger stations or points of access within Oconee County. There is, however, the Clemson station, located just east of the county in the City of Clemson, and the Toccoa, Georgia, station a few miles to the west, providing local residents access to the Amtrak Crescent Route that runs between New York and New Orleans. As the current schedule includes 2 stops in Clemson each day (early morning and late night), and only special requested stops in Toccoa, the stations are only open part time to accommodate arrivals and departures, and do not operate a ticket office or provide baggage assistance.

Most of the rail traffic moving through Oconee County transports freight. With the main rail line that parallels U.S. 123 serving as a major artery for Norfolk Southern between Charlotte and Atlanta, many thousands of tons of freight pass through Oconee County on a daily basis. Few local businesses, however, rely on transporting freight directly to and from their facilities by rail. Most businesses have turned to truck transport, leaving a number of miles of secondary 'spur' rail lines seldom used.

We are currently awaiting updates on the planned creation of high speed rail route that would pass through Oconee County. Plans are currently being developed for extending the Southeast High Speed Rail Corridor from Charlotte, N.C. to Macon, Georgia. Based on information available, this extension would result in our area being served by high speed rail. A study of options for expanding the service, prepared by the Volpe National Transportation Systems Center, of Cambridge, Massachusetts, identified the proposed route as including the existing train stations in Clemson, S.C., and Toccoa,

Ga. Of course it remains to be seen if either or both will be actual stops, but the document indicates that the Clemson station is receiving serious consideration. If Clemson does become a stop, with the trains expected to travel between 125 and 150 miles per hour, both metro Atlanta and Charlotte would be within only a few minutes travel time. Also, because it is now possible to be connected to the workplace throughout the trip, travel time on the train can be productive, meaning that it would be no great burden to live in our region, and work in the urban area. Of course, no final plans have emerged at this time, but given the availability of ‘stimulus’ funding for the project being provided by the federal government, the chances are very good that the project will come to fruition.

### **Future Needs**

Although the level of utilization of rail transportation has declined significantly in the last few decades, most of the rail routes remain, allowing for the possibility of future expansion. And because these routes connect 4 of the 5 municipalities in the county, thereby providing a link between the more densely populated sections, the potential exists for the establishment of some form of light rail service. Currently, such a system is impractical, but given the amount of growth projected for Oconee County in the coming decades, it is possible that some type of rail system may become a more attractive option.

For now, the major rail-related topic is the possibility of high speed rail service becoming available in our area in the next few years. Although much of the impetus for the expansion into our area is beyond the local level, Oconee County should be proactive in encouraging its development. Our leaders and staff should prioritize any opportunities for taking part in the process. Of course, in spite of the benefits that would undoubtedly stem from it, we need to be cognizant of the potential for some unwanted impacts. Therefore, it is incumbent on those involved on our behalf, at every level, to carefully review all aspects of proposals within their purview, and seek out the best options for Oconee County.

## Pedestrian and Bicycle



Oconee County's natural beauty distinguishes it above other areas and conversely, this beauty causes countless residents and visitors to abandon vehicle travel and strike out either on foot or bicycle. The focus of activity, however, has been focusing almost exclusively on other forms of recreation. We have over 75 miles of maintained trails in the county, and a number of sections of bicycle lanes on state-maintained highways, little of this is intended to facilitate travel between home and work, shopping, or other destinations that most people consider normal parts of their day-to-day life. While an increasing number of people view this imbalance to be problematic, it is important to remember that Oconee County is not alone for the development of America's transportation system focus has been almost exclusively on development of facilities for motorized vehicles. As a result, pedestrian and bicycle transport have been widely viewed as being 'old-fashioned' modes of travel; and, as is the case in other predominantly rural parts of the country, where residences are often separated from destinations farther than can be quickly traveled on foot or by bicycle, non-motorized transportation has traditionally received little consideration. Recently, however, this attitude has begun to change.

To start with, economics have led some people to look for alternatives to the automobile as the price of vehicles and fuel is quickly becoming a significant financial burden. Citizens are increasingly becoming aware of the effects of pollutants emitted from automobiles on the environment, with the acceptance of the need to prioritize 'green' ideals having come to the fore in the last decade. As the population increases, people and with development prices soaring there has been a turn toward living in communities similar to those that evolved prior to the development of the automobile.

Instead of seeking sprawled-out developments, with the various uses separated into pockets, requiring most people to have access to motor vehicle travel, ‘traditional neighborhood’ development is increasing. Traditional neighborhood development occurs in communities with mixed uses, with residences, businesses, and stores appropriated situated near each other, allowing residents to carry on most day-to-day activities with having to resort to an automobile. Recognizing this shift, a number of governmental entities, including the State of South Carolina, have begun to adjust their focus to start prioritizing alternative forms of transportation.

On February 20, 2003, the South Carolina Department of Transportation Commission officially broadened the scope of their mission by making bicycling accommodations part of everyday operations within the state transportation system. As a result, the agency has prioritized adding bicycle lanes to appropriate stretches of new roads, as well as designing and constructing facilities as part of upgrades of existing roads. This change in attitude will now make it possible to travel safely by bicycle- or by foot- in areas previously only traversed by vehicle. Of course, this does not mean that a well laid out network of routes will exist across the state in the very near future, but, over time, it should become easier to accommodate these alternative forms of travel.

On the local level, planning new developments and communities with the existence of pedestrian and bicycle friendly routes will serve to attract the attention of developers seeking to take advantage of the growing number of people desiring to reduce the time spent in their cars. Already, the issue of designing walkable and bikeable projects in Oconee County is of growing interest for developers, with the trend expected to continue. Given the growing emphasis on physical activity and healthy lifestyles across America, projects that meet such expectations are likely to prove to be more successful than those that fail to recognize the change. As these are currently only individual efforts initiated by private entities, however, there remains a lack of connectivity between most of these and existing development. As a result, a major priority for Oconee County is to begin looking for ways to establish a network of trails and paths, situated to allow for the expansion of pedestrian and bicycle routes into areas of existing development.

This effort to expand connectivity should not be undertaken without due diligence, however, for there are problematic issues facing any community attempting to become more friendly to non-motor transport. Adding a few sidewalks or bike lanes many times changes the character of a community for the better, allowing for a reduction in vehicle traffic helps to quiet the area, encourages greater interaction of neighbors who pass on the sidewalk instead of in a car, and provides a sense of community. On the other hand, potential liabilities may overshadow, or at least limit, any derived benefits. For example, beyond basic maintenance costs, particularly in more densely developed areas along major traffic corridors, the decision to encourage people to travel in close proximity to vehicles must be couched with consideration for their safety; the least of these concerns include accommodations necessary to allow for pedestrians to cross safely from one side of the highway to the other. Typically, this means adding a crosswalk, traffic lights, and possibly establishing a speed control zone. Of course, while improving pedestrian safety, such measures will often impede the free flow of traffic. As a result, as we move forward with becoming more pedestrian friendly, it is important that we review proposed changes from a holistic viewpoint, recognizing that while the establishment of



routes designed to encourage foot traffic are increasingly popular and desirable for a number of reasons, there is an interconnection of all aspects of our transportation system. This demands that before undertaking any significant change in our focus on transportation facilities, we conduct a comprehensive feasibility study to determine where, and in what form, pedestrian routes will not only work, but will enhance the lifestyles in the greatest manner possible for the investment required to accomplish the changes.

## Transportation Objectives for the Future

The following objectives are intended to address those needs and desires established within the Transportation Element. See the 'Goals' section of this plan for specific strategies and timelines for implementation.

1. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
2. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.
3. Create and/or update plans for specific priorities.
4. Complete and properly maintain Oconee County's Geographic Information System (GIS).
5. Encourage development in a way that protects and preserves our natural resources.
6. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
7. Upgrade and maintain the county road system in a manner that meets the needs of Oconee County's growing population and provides safe and efficient routes through the county.
8. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.
9. Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation, and to promote ecotourism opportunities.
10. Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.



## **Priority Investment Element**

### **Overview**

Pursuant to the requirements of the South Carolina Priority Investment Act (PIA), adopted in 2007, local governments are required to include an element in their comprehensive plans that focuses on anticipated capital expenditures over the coming 10 years, prioritizing those deemed most critical. The element must also discuss potential methods of funding for the projects, considering all likely federal, state, and local sources. Additionally, the PIA mandates that the list of projects include all projected needs in public infrastructure and facilities, including water, sewer, roads, and schools, and that the list be provided to all “adjacent and relevant jurisdictions and agencies” for their review and comment. It should be noted that other requirements established by the Act are addressed in other elements of this plan.

### **10-Year Capital Needs**

The Planning Commission is charged with identifying a list of those capital projects in Oconee County that are anticipated to be funded with public monies in next 10 years. The list of projects is to be reviewed and considered as part of the Planning Commission’s annual recommended prioritization of projects for County Council. The source of projects to be considered on the list may be, but is not limited to, the listed needs of various County agencies on their 5-year Capital Improvement Plans (CIP), school board building programs, and other public infrastructure and facility requirements identified as critical to the citizens of Oconee County. Identified projects are listed on the “Ten-Year Capital Needs Plan for Oconee County”, which is contained in Appendix A of this document.

### **Funding Options**

#### **Bonds**

The primary source of revenue for county capital projects are General Obligation Bonds (G.O. Bonds). G.O. Bonds are secured by the County’s projected future property tax revenue stream. It should be noted that the State of South Carolina limits the amount that local governments can borrow through G.O Bonds to 8% of the assessed value of the County’s taxable property. Although the state does allow for the approval of additional bonds by referendum in certain cases, it is not possible to anticipate the outcome of such

votes; therefore, only those funds available within the 8% limit can be considered a steady funding source.

In order to project the amount of capital funding that Oconee County may reasonably expect to be able to access through bonds in the coming decade, it is necessary to review past activity and bonding capacity. It should be emphasized that the amounts derived through this process are based on history, and although relevant for the purposes of this examination, may not necessarily indicate future conditions. Table PI-1 (below) shows the total taxable assessed values for Oconee County from 2003 to 2008. The utilization of the values recorded over a 5-year period will typically include at least one reassessment of all taxable properties in the County, thereby updating those values and improving the accuracy, and making it possible to establish reasonably reliable averages to use in projecting future funding levels into the near future.

**Table PI-1**

Total Taxable Assessed Value by Fiscal Year (Dollars)							
2003	2004	2005	2006	2007	2008	Average Assessed Value	Average Percent Change
349,840,403	342,100,723	352,460,067	407,321,641	436,402,261	457,165,825	399,090,103.40	6%

Source: Oconee County Finance Department

It is possible to establish a projected annual increase of 6% over the next 10 years, using the average assessed value of \$399,090,103.40 shown in Table PI-1. See Table PI-2 (below).

**Table PI-2**

Projected Legal Debt Limit for Oconee County: 2009-2019				
Year	*Assessed Property Value (dollars)	**Debt Limit (dollars)	***Projected Outstanding Bond Balance (dollars)	Projected Legal Debt Margin
2009	421,661,449.99	33,732,916.00	8,575,000	\$25,157,916.00
2010	445,509,364.66	35,640,749.17	7,300,000	\$28,340,749.17
2011	470,706,046.30	37,656,483.70	5,965,000	\$31,691,483.70
2012	497,327,777.14	39,786,222.17	4,525,000	\$35,261,222.17
2013	525,455,153.72	42,036,412.30	3,295,000	\$38,741,412.30
2014	555,173,330.87	44,413,866.47	2,705,000	\$41,708,866.47
2015	586,572,279.54	46,925,782.36	2,080,000	\$44,845,782.36
2016	619,747,059.14	49,579,764.73	1,425,000	\$48,154,764.73

2017	654,798,105.39	52,383,848.43	730,000	\$51,653,848.43
2018	691,831,534.32	55,346,522.75	-	\$55,346,522.75
2019	730,959,463.61	58,476,757.09	-	\$58,476,757.09

Source: Oconee County Finance Department

\*Projection based on average taxable assessment value 2003-2008 (see Table PI-1) with annual 6% increase

\*\*Projected Debt Limit is equal to 8% of Assessed Property Value

\*\*\*Projected values based on 2009 payment schedules

The legal debt margin for Oconee County is projected to increase in the coming decade from \$25,157,916 to \$58,476,757, because of increased assessed property values and the elimination of current bonded indebtedness, which is scheduled to occur in 2017. Naturally, any additional bonds utilized to fund capital projects in the interim would directly reduce the available amount, as would any significant decrease in assessed property values.

## Other Sources

**Designated Funds-** Another option to provide a regular funding source for capital projects is to designate a specific portion of annual revenues as a ‘set aside’ for capital projects, much as Oconee County has done in the past with the reservation of one mill for economic development projects. Naturally, such a plan would only cover a limited portion of the overall capital needs of the County, but it would serve as a steady funding source for the purposes of planning for projects. One possible use for a regular set-aside could be to escrow the monies for specific multi-phased projects to be accomplished over a long period of time, or for those items that require significant upgrades on an ongoing basis. Also, for those projects that primarily serve only a limited region of the County but stimulate additional development, such as the expansion of infrastructure, it may be appropriate to designate a portion of the tax increment stemming from the new development, either to replenish the fund of designated monies, or to accomplish additional phases of the project.

**Special Tax-** In recent years, Oconee County has attempted to utilize a special one-cent capital infrastructure tax to assist in financing various projects. The tax, which has already been used in several other South Carolina counties, is governed by strict state guidelines that limit the applicability of funds primarily to the development and construction of a project. In brief, a 6-member commission made up of representatives from both the incorporated and unincorporated areas of the county creates a list of projects to be funded by the tax. The list is presented to County Council, who may either approve or reject the specified projects with no changes. If approved, the list of projects and projected costs are then part of a referendum question that must be voted on by the electorate. A majority vote supporting the tax initiates the levy, which will be in place no more than 7 years, with the tax ending sooner if actual revenues exceed the projected amount. If such an effort succeeds, the tax will be a reliable funding source for some projects; however, as with efforts to exceed the 8% assessable value limit on bond capacity by referendum, the outcome of votes cannot be reliably anticipated. Therefore, prior to the successful implementation of the one-cent capital infrastructure tax, it cannot be considered a steady funding source for future capital needs.

**Grants-** The use of grants become an increasingly important revenue component for many communities, with Oconee County being no different. In recent years, grants from state and

federal agencies have enabled the County to move ahead with a number of projects that would otherwise have been delayed, or possible even never realized. In spite of their value in providing needed funding, however, grants are at best of limited value for planning purposes, for the availability of funds needed for a specific project can seldom be reliably anticipated far enough in advance to allow for them to be considered a steady funding source. The competition for a limited pool of money from an ever growing number of potential applicants, combined with and the impact of the whims of economics and political moods, often results in an ever-changing amount of grant funds. Grant money, therefore, while a wonderful supplement to turn to for specific capital projects, should not be considered a major steady source of revenue.

**Impact Fees-** A major revenue source for funding capital projects in some South Carolina counties is development impact fees. In spite of the fact that Oconee County has not enacted impact fees to date, they continue to receive public support as an option for funding roads, parks, libraries, and other capital improvements. It should be noted, however, that the South Carolina Development Impact Fee Act imposes a number of stringent requirements on local governments seeking to develop a program. For example, prior to adoption of any impact fee for residential units, the local government must study and publish a report on the potential impacts of the fee on affordable housing within the jurisdiction. Also, the local ordinance creating the fee must specify the improvement that the money is to be used for, with the amount of the fee being based on verified costs or estimates established by detailed engineering studies. Once adopted, impact fees may be applied only for the period stated in the enacting ordinance, with all monies collected from the fee identified in a published annual report, detailing the collection, appropriation, spending of any portion. As a result, impact fees remain a viable alternative for Oconee County to consider as a funding source for future capital improvements, but the creation of a program will likely require significant assistance from an experienced consultant.

**User Fees-** Currently, Oconee County does not collect user fees for utilizing county-owned facilities. Although they can be considered a steady source of funding, user fees and other miscellaneous type of revenue typically generate only a portion of the amount associated with constructing and operating a facility. There are exceptions, however, for facilities such as recreation complexes many times combine these fees with concession monies, entry fees for events, and other miscellaneous revenues to achieve profitability, which can in turn be used to retire debt or upgrade a facility. Other types of facilities, however, simply do not lend themselves to the application of user fees. When appropriate, therefore, the County should consider user fees and other miscellaneous revenue as a funding source for capital projects.

## **Projected Needs**

Currently identified Oconee County capital projects for which reasonable estimates have been developed are projected to cost \$86,421,000 over the coming decade, with several other potential projects for which reliable cost estimates have yet to be fixed receiving possible consideration. Because, as discussed above, Oconee County currently depends overwhelmingly on bonds as the only steady revenue source available to finance capital

projects, for the purposes of this section we cannot count on grants and other funding sources that will offset at least some of the cost of individual items. Therefore, based on projected debt levels established in Table PI-2 (above), the bonding capacity necessary to provide sufficient funding for the total anticipated required amount will fall short by approximately \$27,944,000. See Appendix A.

## **Another Consideration**

The anticipated rate of growth and development in Oconee County's future gives rise to the need for a systematic approach to paying for public infrastructure and development, for the level of service and convenience demanded by the many thousands of new residents will require a more efficient approach than has been evidenced in the past. While it is reasonable to assume coming growth will bring with it additional revenues with which improvements may be accomplished, not all growth is equal in the amount of revenue generated, or additional support required. In fact, without all of the necessary tools in place to manage the amount and type of growth necessary to make it sustainable, it is possible that the needs will outweigh the ability to pay for them. This means it is important to begin to consider the effects of all our actions in terms of the impact on development, positive or negative, and how the results change the level of service necessary to support it. Therefore, we should seek to establish how much growth our existing infrastructure and facilities can support, and map out a rational approach for moving toward the densities and type of growth the people of Oconee County desire.

## **Priority Investment Objectives for the Future**

The following objectives are intended to address those needs and desires established within the Priority Investment Element. See the ‘Goals’ section of this plan for specific strategies and timelines for implementation.

1. Promote partnerships and voluntary conservation easements to preserve significant lands and scenic areas under pressure.
2. Continue support of a comprehensive planning process so as to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.
3. Review, update, and adopt the Infrastructure Master Plan.
4. Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County’s citizens.
5. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.
6. Create and/or update plans for specific priorities.
7. Complete and properly maintain Oconee County’s Geographic Information System (GIS).
8. Encourage development in a way that protects and preserves our natural resources.
9. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
10. Promote and enhance access to affordable housing through both public and private cooperation.
11. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.
12. Regularly review public safety needs and enhance facilities as required.
13. Work to address the age-related problems that may arise among Oconee County’s aging population, particularly focusing on issues not adequately dealt with by state and federal efforts.
14. Upgrade and maintain the county road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the county.



15. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.
16. Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation, and to promote ecotourism opportunities.
17. Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.
18. Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.
19. Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.
20. Conserve and protect features of significant local, regional and national interest, such as scenic highways, state parks, and historic sites and expand efforts to promote them for tourism.

## Appendix A

<b>Ten-Year Capital Needs Plan for Oconee County</b>			
<b>Anticipated Budget Year</b>	<b>3-Year Funding Timeframe</b>	<b>*Estimated Cost (based on best information available)</b>	<b>**Funding Source(s)</b>
2010	Detention Facility	\$ 15,000,000	G.O. Bonds
2010	Expand C & D landfill	\$ 650,000	G.O. Bonds
2010	Replace Long Mountain radio	\$ 300,000	G.O. Bonds
2010	Wastewater Treatment Facility to serve I-85 region	\$ 6,600,000	G.O. Bonds/ED Millage
2010	Westminster Fire/Emergency	\$ 2,500,000	G.O. Bonds
2010	10 Unit T-hanger and hanger taxiways	\$ 468,000	G.O. Bonds
2010	Purchase Land Adjoining Rock Quarry as it becomes available	\$ 275,000	G.O. Bonds
2010	Replace bath house (day use/ campers) at Knob Campground (High Falls)	\$ 180,000	G.O. Bonds
2010	Chau Ram Park- ADA bathroom and day use area	\$ 160,000	G.O. Bonds
2010	Back scan mortgages & Plats from 1999 – 2000	\$ 100,000	G.O. Bonds
2010	Cobb Bridge	\$ 1,200,000	G.O. Bonds/ Bridge Millage
2010	Assess Viability of Future Need for Old Courthouse; Sipplast modified roof membrane for Old Courthouse, or Demolition	\$ 555,000	G.O. Bonds
2010	Repave parking lot and roads at Solid Waste Complex	\$ 100,000	G.O. Bonds
2010	Phase I Golden Corner Commerce Park Infrastructure	\$275,000	G.O. Bonds/ ED Millage
2010	Court House renovation	\$ 5,000,000	G.O. Bonds
	Upgrade/relocate fuel farm and maintenance shed at the Airport	\$ 180,000	G.O. Bonds
	Oblique aerial photography reflight (Pictometry)	\$ 165,000	G.O. Bonds
	Expand Library in Westminster with FF&E (3,000 sq. ft)	\$ 1,000,000	G.O. Bonds
	Upgrade Cott (Data Processing System)	\$ 100,000	G.O. Bonds
	New library facilities in Seneca with FF&E (35,238 sq. ft)	\$ 9,100,000	G.O. Bonds
	Solid Waste building for tires, used oil, and aluminum	\$ 375,000	G.O. Bonds
	Hotel & Conference Center	\$ 5,000,000	G.O. Bonds
	Pave South Cove parks gravel roads and overlay paved roads	\$ 142,000	G.O. Bonds
	Phase 2, and 3 Golden Corner Commerce Park infrastructure	Phase 2 - \$ 1,350,000 Phase 3 - \$290,000	G.O. Bonds/ ED Millage
2010	Addition/Renovation at Seneca High School	\$ 5,000,000	G.O. Bonds
2010	Addition/Renovation at West Oak High School	\$ 5,000,000	G.O. Bonds

<b>5-Year Funding Timeframe</b>			
	Video imaging	\$185,000	G.O. Bonds
	Update Morgue Facility & Equipment	\$250,000	G.O. Bonds
	Phase 4 Golden Corner Commerce Park Infrastructure	\$655,000	G.O. Bonds/ ED Millage
	Speculative Building in Commerce Park	\$400,000 (plus proceeds from prior spec building)	G.O. Bonds/ ED Millage
	Phase 5 Golden Corner Commerce Park Infrastructure	\$975,000	G.O. Bonds/ ED Millage
	Upgrade Wastewater treatment facility for I-85 region	\$4,000,000	G.O. Bonds/ ED Millage
	8,000 sq. ft. Office Facility in Geographical Center of the County	\$1,800,000	G.O. Bonds/ ED Millage
	Develop and Construct Exit 3 in I-85 region	\$5,000,000	G.O. Bonds/ ED Millage
	South County Library, with FF&E	\$2,000,000	G.O. Bonds
	Renovate Library in Walhalla, with FF&E	\$1,750,000	G.O. Bonds
	Replace Bookmobile	\$250,000	G.O. Bonds
	ADA Bathhouse-campground for Chau Ram Park	\$180,000	G.O. Bonds
	Renovate campsites for High Falls Park (2 phases)	\$300,000	G.O. Bonds
	New office, store, visitor center with maintenance shop at South Cove Park	\$230,000	G.O. Bonds
	Dyar Bridge	\$1,400,000	G.O. Bonds/ Bridge Millage
	Lands Bridge	\$400,000	G.O. Bonds/ Bridge Millage
	Jenkins Bridge	\$300,000	G.O. Bonds/ ED Millage
	Mauldin Mill Road Culvert	\$250,000	G.O. Bonds/ Bridge Millage
	Purchase land adjoining Rock Quarry as it become available	\$275,000	G.O. Bonds
	Rubber tired front end pit loader for Rock Quarry	\$950,000	G.O. Bonds
	Purchase properties surrounding land fill as they become available	\$1,500,000	G.O. Bonds
2013	New Walhalla High School	\$40 – 50 million	G.O. Bonds
2013	Addition/Renovation at Tamasee-Salem Middle & High School	\$3 – 4 million	G.O. Bonds
<b>10-Year Funding Timeframe</b>			
	Oblique aerial photography reflight	\$165,000	G.O. Bonds
	Video imaging (buildings)	\$185,000	G.O. Bonds
	Update Morgue facility and equipment	\$250,000	G.O. Bonds
	Purchase right-of-way extension of Commerce Way in OCCC	\$1,000,000	G.O. Bonds/ ED Millage

	Extend Commerce Way to Armstrong Road	\$1,200,000	G.O. Bonds/ ED Millage
	Purchase additional acreage for OCCC	\$1,500,000	G.O. Bonds/ ED Millage
	Business incubator/training center- partner with Tri-County Technical College	\$3,000,000	G.O. Bonds/ ED Millage
	Build a speculative building	\$400,000 (plus proceeds from prior spec building)	G.O. Bonds/ ED Millage
	Build an additional speculative building	\$600,000 (plus proceeds from prior spec building)	G.O. Bonds/ ED Millage
	New Superintendents House for Chau Ram	\$120,000	G.O. Bonds
	New bath house facility in South Cove campground	\$220,000	G.O. Bonds
	Replace fishing pier at South Cove	Cost TBD	G.O. Bonds
	Camp Road culvert	\$250,000	G.O. Bonds/ Bridge/ Millage
	McGee Bridge culvert	\$400,000	G.O. Bonds/ Bridge Millage
	Lusk Road bridge	\$250,000	G.O. Bonds/ Bridge Millage
	Lonely Road bridge	\$250,000	G.O. Bonds/ Bridge Millage
	Nectarine Circle bridge	\$250,000	G.O. Bonds/ Bridge Millage
	Conley Road bridge	\$250,000	G.O. Bonds/ Bridge Millage
	Land adjacent to Rock Quarry as available	\$275,000	G.O. Bonds
	Upgrade or replace 1 Manned Convenience Center in high growth areas	\$750,000	G.O. Bonds
	Complete original Transfer Station Plan to meet with higher garbage volumes	\$1,000,000	G.O. Bonds
	In-house tax software for tax center	Cost TBD	G.O. Bonds
	<b>Projected Capital Expenditures - County</b>	<b>\$86,421,000</b>	
	<b>Projected Capital Expenditures - Schools</b>	<b>\$64,000,000</b>	
	<b>Total Projected Capital Expenditures</b>	<b>\$150,421,000</b>	

\*All costs are based on best information available

\*\*While grants and other one-time funds may be used for part or all of the required funding, Potential Funding Sources identified in the chart only include those sources considered steady

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
**ORDINANCE 2010-32**

**AN ORDINANCE TO AMEND THE AGREEMENT AUTHORIZED BY  
ORDINANCES NO. 2006-027, 2008-017, 2010-04 and 2010-24 RELATING  
TO THE INDUSTRIAL/BUSINESS PARK OF OCONEE AND PICKENS  
COUNTIES SO AS TO ENLARGE THE PARK.**

**WHEREAS**, pursuant to Ordinance No. 2006-027 enacted on December 5, 2006 by Oconee County Council, Oconee County (the “County”) entered into an Agreement for Development of Joint County Industrial and Business Park dated as of January 16, 2007 with Pickens County (the “ Agreement”), which was subsequently amended by Ordinance No. 2008-17 enacted on October 21, 2008 by the County, resulting in the Agreement as amended by the First Amendment to the Agreement dated November 3, 2008, by Ordinance No. 2010-04 enacted on May 4, 2010 by the County, resulting in the Agreement as amended by the Second Amendment to the Agreement dated May 4, 2010, and by Ordinance No. 2010-24 enacted on July 21, 2010 by the County, resulting in the Agreement as amended by the Third Amendment to the Agreement dated August 16, 2010 (hereinafter collectively referred to as the “Park Agreement”); and

**WHEREAS**, pursuant to Section 3 of the Park Agreement, the boundaries of the park created therein (the “Park”) may be enlarged pursuant to ordinances of the respective County Councils of the County and Pickens County; and

**WHEREAS**, the County is desirous of enlarging the Park by the addition of the property described on Exhibit A of the Fourth Amendment to the Agreement, attached hereto;

**NOW, THEREFORE**, be it ordained by Oconee County Council that the Park Agreement is hereby and shall be amended by the Fourth Amendment to the Agreement to include the property in Oconee County described in the schedule attached to the Fourth Amendment to the Agreement as Exhibit A (as such description may be hereafter refined), and that the Chairman of Oconee County Council is hereby authorized to execute and deliver any desired amendments to the Park Agreement necessary to accomplish the aforesaid enlargement.

Section 1. The Chairman of the County Council and the Clerk of the County Council, for and on behalf of the County, are hereby each authorized and directed to do any and all things necessary to effect the execution and delivery of the Fourth Amendment to the Agreement and the performance of all obligations of the County under and pursuant to the Fourth Amendment to the Agreement and this Ordinance.

Section 2. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

DONE in meeting duly assembled this \_\_\_\_ day of December, 2010.

**OCONEE COUNTY, SOUTH CAROLINA**

(SEAL)

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman, County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth G. Hulse, Clerk to County Council  
Oconee County, South Carolina

First Reading: November 9, 2010  
Second Reading: November 23, 2010  
Public Hearing: December 7, 2010  
Third Reading: December 7, 2010

Addition to Exhibit A (Oconee County)  
Agreement for Development of Joint County  
Industrial Park dated as of January 16, 2007,  
Amended on November 3, 2008,  
May 4, 2010, August 16, 2010 and December \_\_\_\_,  
2010  
Between Oconee County and Pickens County

Tract 5      Project LSSSD

Addition to Exhibit A (Oconee County)  
Agreement for Development of Joint County  
Industrial Park dated as of January 16, 2007,  
Amended on November 3, 2008,  
May 4, 2010, August 16, 2010 and December \_\_,  
2010  
Between Oconee County and Pickens County

Tract 5      Project LSSSD



STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
**ORDINANCE 2010-33**

AN ORDINANCE AMENDING SECTION 34-1 OF THE OCONEE COUNTY CODE OF ORDINANCES, RELATING TO THE OCONEE COUNTY INFRASTRUCTURE ADVISORY COMMISSION; AND OTHER MATTERS RELATED THERETO.

**WHEREAS**, Ordinance 2004-31 was adopted by County Council and established the Oconee County Infrastructure Advisory Commission, and that Ordinance was further amended by Ordinance 2005-14, both of which are codified as Section 34-1 of the Oconee County Code of Ordinances; and

**WHEREAS**, the purpose of this Ordinance is to amend Section 34-1 of the Oconee County Code of Ordinances; and

**WHEREAS**, Oconee County recognizes the need for the County to be involved in the planning and construction of all infrastructure within Oconee County; and

**WHEREAS**, Oconee County is currently served by a number of entities who provide infrastructure including, but not limited to, the Oconee Joint Regional Sewer Authority, the municipalities of Salem, Seneca, Walhalla, Westminster, West Union, the Pioneer Rural Water District; Duke Energy, Blue Ridge Electric Cooperative, Inc., Fort Hill Natural Gas Authority, and AT&T; and

**WHEREAS**, the County believes that it would be in the best interest of Oconee County to receive input from the above named entities as well as other interested stakeholders in determining where to place infrastructure, and therefore desires to further amend Ordinance 2004-31 and Ordinance 2005-14 by .

**NOW, THEREFORE**, be it ordained by Oconee County Council, in meeting duly assembled, that:

1. Section 34-1 of the Oconee County Code of Ordinances, entitled *Infrastructure Advisory Commission*, is hereby amended to read as set forth in Exhibit A, which is attached hereto and hereby incorporated by reference as fully as if set forth verbatim herein.
2. All subsections of Section 34-1 that are not specifically revised or amended by and through Exhibit A are hereby repealed, revoked, and rescinded.
3. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect.
4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
5. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

6. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

**ORDAINED**, in meeting duly assembled, this \_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

\_\_\_\_\_  
Elizabeth Hulse,  
Clerk to Oconee County Council

\_\_\_\_\_  
Reginald T. Dexter, Chairman  
Oconee County Council

First Reading:  
Second Reading:  
Public Hearing:  
Third & Final Reading:

## Exhibit A

### Sec. 34-1. Infrastructure Advisory Commission.

#### (a.) Membership and Term of Office

The Membership in the Oconee County Infrastructure Advisory Commission shall be sixteen (16) in number. The municipalities of Salem, Seneca, Walhalla, Westminster and West Union shall each appoint one member to the Advisory Commission. The person appointed by each respective municipality shall serve on said Commission until replaced by said respective municipality. The Oconee Joint Regional Sewer Authority, Pioneer Rural Water District, Blue Ridge Electric Cooperative, Inc., Duke Energy, AT&T and Fort Hill Natural Gas Authority, shall each appoint one person to serve on the Oconee County Infrastructure Advisory Commission. The persons selected by the Oconee Joint Regional Sewer Authority and Pioneer Rural Water District, Blue Ridge Electric Cooperative, Inc., Duke Energy, AT&T and Fort Hill Natural Gas Authority shall serve on the Commission until they are replaced by their respective selecting entity. The County Infrastructure Advisory Commission shall include five (5) members of the Oconee County Government. One of the Oconee County members shall be the Director of the Oconee County Economic Development Commission. One member shall be the County Administrator. One member shall be a member of County Council selected by County Council and shall serve until replaced by County Council. One member shall be appointed by the Oconee County Planning Commission and shall serve until replaced by the Planning Commission. One member shall be the Director of the Oconee County Roads Department.

#### (b.) Organization, Meetings, Officers

The Oconee County Infrastructure Advisory Commission shall meet quarterly at a time and place selected by the membership thereof. The commission may meet more often as the Commission deems necessary.

The Commission shall select a Chairman, Vice-Chairman and such other officers as the Commission may deem necessary and these officers shall serve for a period of one year or until their successors are duly elected and qualified. The Chairman and Vice-Chairman shall not serve more than three (3) consecutive terms. Vacancies in any office by reason of death, resignation, or replacement shall be filled for the unexpired term of the officer whose position becomes vacant. The election of officers shall take place at the first meeting in January of each year. The Commission Secretary office shall be served by the Oconee County Clerk to County Council with approval by the Council.

In addition, the Commission may adopt such By-laws as may be necessary for the orderly performance of its duties and functions. Any By-laws which may be adopted by the Commission for the orderly performance of its duties shall comply with all of the provisions of the general laws of the State of South Carolina and this ordinance, and all other Ordinances of Oconee County, including, but not limited to, the Freedom of Information Act.

#### (c.) Powers and Duties

The duties of the Oconee County Infrastructure Advisory Commission shall be as follows:

(1) To advise and make recommendations to Oconee County Council concerning the County's role in the building, operation and maintenance of the infrastructure in Oconee County.

The Commission shall submit its advice and recommendations in written form to the Administrator of Oconee County, or his/her designee.

(2) To provide a liaison between Oconee County and the Infrastructure entities in Oconee County.

(d.) Salaries and Funding

Member of the Oconee County Infrastructure Advisory Commission shall not be compensated for service on the Commission. Any expenses for out-of-county travel or other items pertaining to the business of the Oconee County Infrastructure Advisory Commission or claim for same shall first be approved by the Chairman of the Commission and then submitted for approval and payment to County Council. In no event shall any member of the Commission be entitled to any other compensation, direct or indirect, for services on the Commission and such member shall not provide any services, materials, products, goods or equipment to the County unless the same is sold or offered for sale in accordance with existing county and state purchasing procedures.

**STATE OF SOUTH CAROLINA**  
**COUNTY OF OCONEE**  
**ORDINANCE 2010-34**

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT LSSSD; AND OTHER MATTERS RELATING THERETO INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT

WHEREAS, Oconee County, South Carolina (the "County"), acting by and through its County Council (the "County Council"), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44 (the "Act") of the Code of Laws of South Carolina, 1976, as amended (the "Code"), to acquire, construct, or cause to be acquired or constructed by lease or otherwise, properties (which such properties constitute "projects" as defined in the Act) and to enter into agreements with any industry or business providing for the construction, operation, maintenance and improvement of such projects; to enter into or allow financing agreements with respect to such projects; to provide for payment of a fee in lieu of taxes pursuant to the Act; and, to accept any grants for such projects through which powers the industrial development of the State of South Carolina (the "State") and will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ the manpower, agricultural products and natural resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

WHEREAS, the County is authorized by the Act to execute a fee in lieu of tax agreement, as defined in the Act, with respect to any such project; and

WHEREAS, Project LSSSD, a corporation duly incorporated under the laws of the State of Delaware (the "Company"), has requested the County to participate in executing an Inducement Agreement and Millage Rate Agreement, and a Fee Agreement pursuant to the Act for the purpose of authorizing and of acquiring and expanding, by construction and purchase, certain land, a building or buildings, and machinery, apparatus, and equipment, for the purpose of the development of a facility which manufactures electronic controls and assemblies in which the minimum level of taxable investment is not less than Five Million Dollars (\$5,000,000) in qualifying fee in lieu of tax investment by the end of the fifth (5<sup>th</sup>) year following the year of execution of the Fee Agreement, all as more fully set forth in the Fee Agreement attached hereto; and

WHEREAS, the County has determined that the Project would benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; and, that the Project gives rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either; and, that the purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes; and, that the inducement of the location or expansion of the Project within the County and State is of paramount importance; and, that the benefits of the Project will be greater than the costs; and

WHEREAS, the County has determined on the basis of the information supplied to it by the Company that the Project would be a "project" as that term is defined in the Act and that the Project would subserve the purposes of the Act; and

WHEREAS, the County Council has previously determined to enter into and execute the aforesaid Inducement Agreement and Millage Rate Agreement, and a Fee Agreement and to that end has, by its Resolution adopted on November 9, 2010, authorized the execution of an Inducement Agreement, which included a Millage Rate Agreement, and, will by this County Council Ordinance, authorize a fee in lieu of tax agreement (the "Fee Agreement"); and

WHEREAS, the Company has caused to be prepared and presented to this meeting the form of the Fee Agreement by and between the County and the Company which includes the agreement for payment of a payment in lieu of tax; and

WHEREAS, it appears that the instrument above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended; and

WHEREAS, the Project will be located in a joint county industrial and business park with a contiguous county.

NOW, THEREFORE, BE IT ORDAINED by Oconee County, South Carolina, as follows:

Section 1. In order to promote industry, develop trade and utilize and employ the manpower, agricultural products and natural resources of the State by assisting the Company to expand a manufacturing facility in the State, and acquire by acquisition or construction a building or buildings and various machinery, apparatus, and equipment, all as a part of the Project to be utilized for the purpose of a facility which manufactures electronic controls and assemblies, the execution and delivery of a Fee Agreement with the Company for the Project is hereby authorized, ratified and approved.

Section 2. It is hereby found, determined and declared by the County Council, as follows:

(a) Based solely upon representations of the Company, the Project will constitute a "project" as said term is referred to and defined in the Act, and the County's actions herein will subserve the purposes and in all respects conform to the provisions and requirements of the Act;

(b) The Project and the payments in lieu of taxes set forth herein are beneficial to the County;

(c) The terms and provisions of the Inducement Agreement and Millage Rate Agreement are hereby incorporated herein and made a part hereof;

(d) The Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally;

(e) The Project and the Fee Agreement give rise to no pecuniary liability of the County

or incorporated municipality or a charge against the general credit or taxing power of either;

(f) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes;

(g) The inducement of the location or expansion of the Project within the County and State is of paramount importance; and,

(h) The benefits of the Project will be greater than the costs.

Section 3. The form, terms and provisions of the Fee Agreement presented to this meeting and filed with the Clerk of the County Council be and they are hereby approved and all of the terms, provisions and conditions thereof are hereby incorporated herein by reference as if the Fee Agreement were set out in this Ordinance in its entirety. The Chairman of County Council and the Clerk of the County Council be and they are hereby authorized, empowered and directed to execute, acknowledge and deliver the Fee Agreement in the name and on behalf of the County, and thereupon to cause the Fee Agreement to be delivered to the Company. The Fee Agreement is to be in substantially the form now before this meeting and hereby approved, or with such minor changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of counsel to the County, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of Fee Agreement now before this meeting.

Section 4. The Chairman of the County Council and the Clerk of the County Council, for and on behalf of the County, are hereby each authorized and directed to do any and all things necessary to effect the execution and delivery of the Fee Agreement and the performance of all obligations of the County under and pursuant to the Fee Agreement and this Ordinance.

Section 5. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 6. All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 7. The County hereby agrees to waive, to the full extent allowed by law, the requirements of Section 12-44-55 of the Act with regard to the Fee Agreement for the Project, to the extent and so long as the Company makes and continues to make all filings required by the Act and provide copies thereof to the County.

Passed and approved this \_\_\_\_ day of December 2010.

OCONEE COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman of County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth Hulse, Clerk to County Council  
Oconee County, South Carolina

First Reading: November 9, 2010  
Second Reading: November 23, 2010  
Public Hearing: December 7, 2010  
Third Reading: December 7, 2010



**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE:** November 9, 2010  
**COUNCIL MEETING TIME:** 6:00 PM

**ITEM TITLE OR DESCRIPTION:**

First Reading (In Caption Only) of Ordinance 2010-35: An Ordinance to Amend the Zoning Enabling Ordinance Pursuant to a Citizen-Initiated Request to Rezone a Series of Parcels Referenced as Heritage Shores Subdivision

**BACKGROUND OR HISTORY:**

The proposed Ordinance 2010-35 stems from a citizen-initiated rezoning request submitted by Mr. Curtis D. Shein. The request consists of 92 parcels in the Control Free District, located off South Highway 11 near Lake Hartwell. As submitted, the all parcels would be rezoned into the Lake Residential District (LRD). Petitions containing the signatures of approximately 59% of the owners of the parcels in the request area were submitted in support of the proposal.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

The Heritage Shores Request has received no opposition to date.

**COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:**

Does this request follow Procurement Ordinance #2001-03 guidelines? Yes / No (review #2001-03 on Procurement's website)  
If no, explain briefly: N/A

**STAFF RECOMMENDATION:**

Take First Reading (In Caption Only) of Ordinance 2010-35, and refer the matter to the Planning Commission for the required review.

**FINANCIAL IMPACT:**

None Anticipated

**COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:**

Are Matching Funds Available: Yes / No  
If yes, who is matching and how much: N/A

**ATTACHMENTS**

Map of rezoning proposal as submitted.

**Reviewed By/Initials:**

\_\_\_\_\_ County Attorney      \_\_\_\_\_ Finance      \_\_\_\_\_ Grants      \_\_\_\_\_ Procurement

**Submitted or Prepared By:**

*Deb Hill*

\_\_\_\_\_  
Department Head/Elected Official

**Approved for Submittal to Council:**

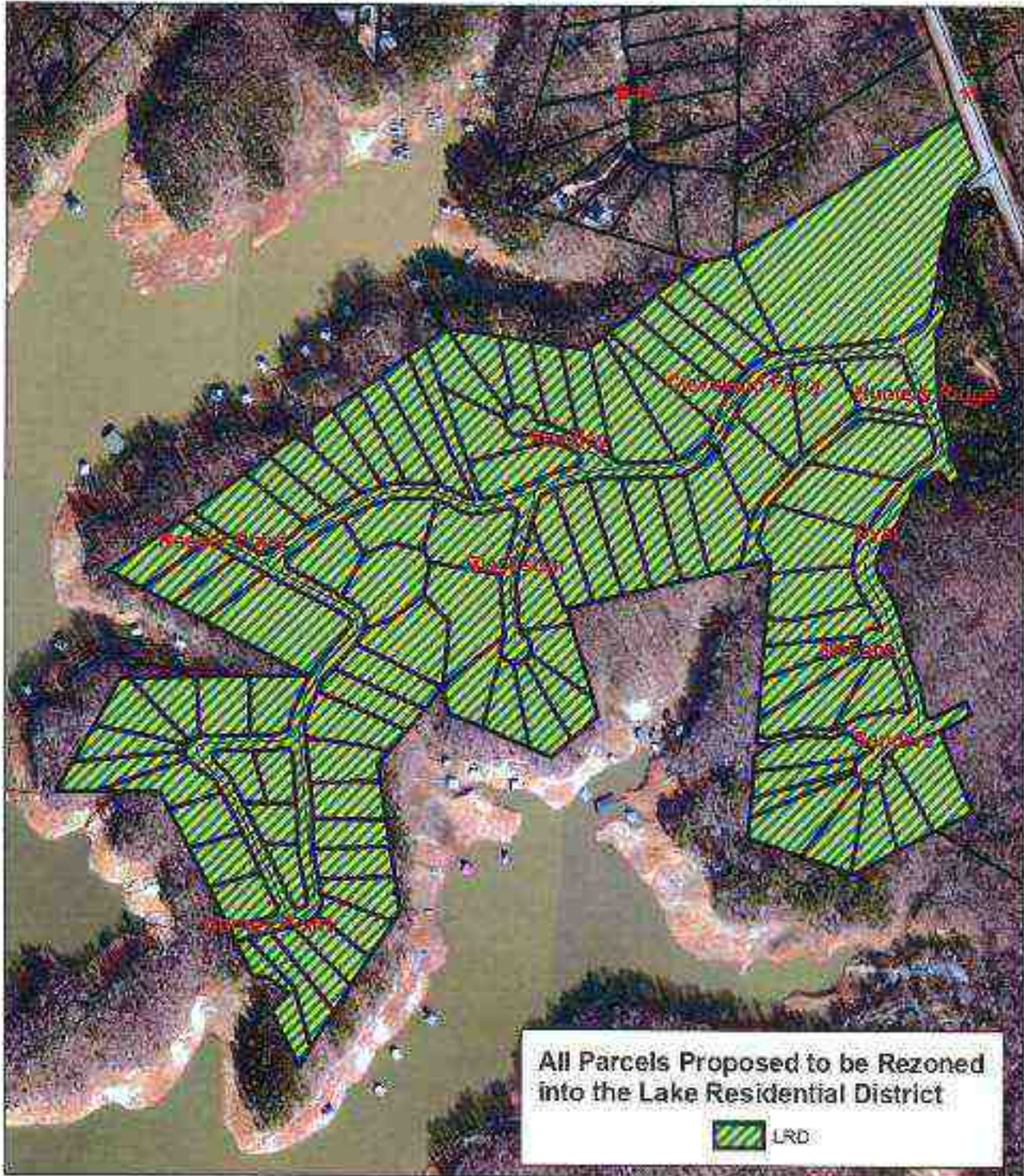
  
\_\_\_\_\_  
Scott Moulder, County Administrator

*Council has directed that they receive their agenda packages a week prior to each Council meeting; therefore, Agenda Item Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head/Elected Official's responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk or Council.*



## Heritage Shores Proposed Rezoning Area



*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Item Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Herold Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: 11/9/10  
COUNCIL MEETING TIME: 6:00**

**ITEM TITLE [Brief Statement]:**

ORDINANCE 2010-36

AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS, SERIES 2011, OF OCONEE COUNTY, SOUTH CAROLINA, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$17,000,000; FIXING THE FORM AND CERTAIN DETAILS OF THE BONDS; AUTHORIZING THE CHAIRMAN OF COUNTY COUNCIL TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.

**BACKGROUND DESCRIPTION:**

Detention Center project.

**SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:**

**FINANCIAL IMPACT [Brief Statement]:**

\_\_\_\_\_ Check Here if Item Previously approved in the Budget. No additional information required.

**Approved by :** \_\_\_\_\_ **Finance**

**COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:**

Are Matching Funds Available: Yes / No

If yes, who is matching and how much:

**Approved by :** \_\_\_\_\_ **Grants**

**ATTACHMENTS**

Ordinance 2010-36

**STAFF RECOMMENDATION [Brief Statement]:**

**Approve first reading of Ordinance 2010-36.**

**Submitted or Prepared By:**

**Approved for Submittal to Council:**

**Kendra Brown**

**Department Head/Elected Official**

**T. Scott Moulder, County Administrator**

*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

---

---

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE 2010-36**

AUTHORIZING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS, SERIES 2011, OF OCONEE COUNTY, SOUTH CAROLINA, IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$17,000,000; FIXING THE FORM AND CERTAIN DETAILS OF THE BONDS; AUTHORIZING THE CHAIRMAN OF COUNTY COUNCIL TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND THE DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.

Enacted: \_\_\_\_\_

---

---



BE IT ORDAINED BY THE COUNTY COUNCIL OF OCONEE COUNTY, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. Definitions. Unless the context shall clearly indicate some other meaning, the terms defined in this Section shall have, for all purposes of this Ordinance, the meanings hereinafter specified, with the definitions equally applicable to both the singular and plural forms and vice versa. The term:

“Beneficial Owner” shall mean any purchaser who acquires beneficial ownership interest in an Initial Bond held by the Depository. In determining any Beneficial Owner the County the Registrar and the Paying Agent may rely exclusively upon written representations made and information given to the County, the Registrar and the Paying Agent, as the case may be, by the Depository or its Participants with respect to any Bond held by the Depository or its Participants in which a beneficial ownership interest is claimed.

“Bondholders” or the term “Holders” or any similar term shall mean the registered owner or owners of any outstanding Bond or Bonds.

“Bonds” shall mean the General Obligation Bonds, Series 2011, or such other appropriate series designation, in the aggregate principal amount of not exceeding \$17,000,000 authorized to be issued pursuant to Section 3 hereof.

“Book-Entry Form” or “Book-Entry System” shall mean with respect to the Bonds, a form or system, as applicable, under which (i) the ownership of beneficial interests in the Bonds may be transferred only through a book-entry and (ii) physical Bond certificates in fully-registered form are registered only in the name of the Depository or its nominees as Holder, with the physical Bond certificates “immobilized” in the custody of the Depository. The book-entry maintained by the Depository is the record that identifies the owners of participatory interests in the Bonds, when subject to the Book-Entry System.

“Books of Registry” shall mean the registration books maintained by the Registrar in accordance with Section 9 hereof.

“Code” shall mean the Internal Revenue Code of 1986, as amended.

“Constitution” shall mean the Constitution of the State of South Carolina, 1895, as amended.

“County Council” shall mean the County Council of Oconee County, South Carolina.

“County” shall mean Oconee County, South Carolina.

“County Bond Act” shall mean Title 4, Chapter 15, of the S.C. Code.

“Depository” shall mean any securities Depository that is a “clearing corporation” within the meaning of the New York Uniform Commercial Code and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a Book-Entry System to record ownership of beneficial interests in the Bonds, and to effect transfers of the Bonds, in Book-Entry Form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Government Obligations” shall mean any of the following: (1) cash; (2) United States Treasury Obligations – State and Local Government Series; (3) United States Treasury bills, notes, bonds or zero coupon treasury bonds all as traded on the open market; (4) direct obligations of the U.S. Treasury which have been stripped by the Treasury itself, including CATS TIGRS and similar securities; (5) obligations of any agencies or instrumentalities which are backed by the full faith and credit of the United States of America; (6) bonds or debentures issued by any Federal Home Loan Bank or consolidated bonds or debentures issued by the Federal Home Loan Bank Board; or (7) any legally permissible combination of any of the foregoing. Government Obligations must be redeemable only at the option of holder thereof.

“Initial Bonds” shall mean the Bonds initially issued in Book-Entry Form as provided in Section 6 hereof.

“Interest Payment Date” shall mean April 1 and October 1 of each year, or such other dates as determined by the Chairman of County Council, commencing on the date as determined by the Chairman of County Council.

“Letter of Representations” shall mean the Letter of Representations executed and delivered by the County to the Depository.

“Ordinance” shall mean this Ordinance.

“Participant” shall mean any bank, brokerage house or other financial institution for which, from time to time, the Depository effects book-entry transfers and pledges of securities deposited with the Depository.

“Paying Agent” shall mean a bank or trust company or the Oconee County Treasurer.

“Record Date” shall have the meaning set forth in Section 10 hereof.

“Registrar” shall mean a bank or trust company or the Oconee County Treasurer.

“S.C. Code” shall mean the Code of Laws of South Carolina, 1976, as amended.

“State” shall mean the State of South Carolina.

**SECTION 2. Findings and Determinations.** The County Council hereby finds and determines:

(a) Pursuant to Section 4-9-10 of the S.C. Code, the County operates under the Council-Administrator form of government, and the County Council constitutes the governing body of the County.

(b) Article X, Section 14 of the Constitution provides that each county shall have the power to incur bonded indebtedness in such manner and upon such terms and conditions as the General Assembly shall prescribe by general law. Such debt must be incurred for a public purpose and a corporate purpose in an amount not exceeding eight percent (8%) of the assessed value of all taxable property of such county.

(c) Pursuant to the County Bond Act, the governing bodies of the several counties of the State may each issue general obligation bonds to defray the cost of any authorized purpose and for any amount not exceeding their applicable constitutional limit.

(d) The County Bond Act provides that as a condition precedent to the issuance of bonds an election be held and the result be favorable thereto. Title 11, Chapter 27 of the S.C. Code provides that if an election be prescribed by the provisions of the County Bond Act, but not be required by the provisions of Article X of the Constitution, then in every such instance, no election need be held (notwithstanding the requirement therefor) and the remaining provisions of the County Bond Act shall constitute a full and complete authorization to issue bonds in accordance with such remaining provisions.

(e) The assessed value of all the taxable property in the County established by the last completed assessment thereof is \$526,710,650. Eight percent of such sum is \$42,136,852. As of the date hereof, the outstanding general obligation debt of the County subject to the limitations imposed by Article X, Section 14(7)(a) of the Constitution is \$5,940,000, representing the outstanding principal balances of the following general obligation bonds of the County:

(i) \$5,000,000 original principal amount General Obligation Bonds, Series 2002, dated July 1, 2002, currently outstanding in the principal amount of \$640,000; and

(ii) \$5,300,000 original principal amount General Obligation Refunding Bonds, Series 2010, dated September 2, 2010, currently outstanding in the principal amount of \$5,300,000.

Thus, the County may incur not exceeding \$36,196,852 of general obligation debt within its applicable debt limitation.

(f) The proceeds derived from the sale of the Bonds shall be applied to pay (i) the costs of designing, constructing and equipping a new detention center in the County (the "Project"), and (ii) the costs of issuance of the Bonds. The Project is necessary and in the best interest of the County. The issuance of the Bonds authorized by this Ordinance for such purposes is necessary and such Bonds will be issued for a corporate purpose and a public purpose of the County.

(g) It is now in the best interest of the County for the County Council to provide for the issuance and sale of not exceeding \$17,000,000 aggregate principal amount general obligation bonds of the County to provide funds for the purposes set forth in Section 2(f) above.

**SECTION 3. Authorization and Details of Bonds.** Pursuant to the aforesaid provisions of the Constitution and laws of the State, there is hereby authorized to be issued, not exceeding \$17,000,000 aggregate principal amount of general obligation bonds of the County to obtain funds for the purposes set forth in Section 2(f) above, including any engineering, architectural, accounting, financial and legal fees relating thereto and other incidental costs of issuing the Bonds.

The Bonds shall be designated "\$17,000,000 [or principal amount issued] General Obligation Bonds, Series 2011, of Oconee County, South Carolina".

The Bonds shall be issued as fully registered Bonds; shall be dated as of the date of their delivery or the first or the fifteenth day of month in which the Bonds are priced or delivered to the initial purchaser(s) thereof or such other date as determined by the Chairman of County Council; shall be in the denomination of \$5,000 or any integral multiple thereof not exceeding the principal amount of the Bonds maturing in each year unless issued as a single Bond in the entire principal amount of the issue; shall bear interest (calculated on the basis of a 360-day year comprised of twelve 30-day months) from their date

payable on the Interest Payment Dates, at such rate or rates per annum as may be determined by the Chairman of County Council at the time of the sale thereof; and shall mature serially in successive annual installments on April 1 of each year as determined by the Chairman of County Council pursuant to Section 5 hereof.

SECTION 4. Redemption Provisions. The Bonds maturing on or prior to April 1, 2021 shall not be subject to redemption prior to their stated maturities. The Bonds maturing on or after April 1, 2022, shall be subject to redemption at the option of the County on or after April 1, 2021, as a whole or in part at any time, in such order of their maturities as the County shall determine and by lot within a maturity, at a redemption price equal to 100% of the principal amount to be redeemed together with the interest accrued on such principal amount to the date fixed for redemption. Pursuant to Section 5 hereof, the Chairman of County Council may modify the redemption provisions set forth hereof and determine whether any of the Bonds are subject to mandatory sinking fund redemption.

If less than all the Bonds of any maturity are called for redemption, the Bonds of such maturity to be redeemed shall be selected by lot by the Registrar. In the event the Bonds or any portion thereof shall be called for redemption, notice of the redemption, describing the Bonds to be redeemed, specifying the redemption date and the redemption price payable on such redemption, shall be mailed by first-class mail, postage prepaid, to the registered owner thereof as shown on the registry books of the County kept by the Registrar not less than thirty (30) days and not more than sixty (60) days prior to the redemption date. If the Bonds or any portion thereof shall have been duly called for redemption and notice of the redemption mailed as aforesaid, and if on or before the date fixed for redemption, payment thereof shall be duly made or provided for, interest on the Bonds to be redeemed shall cease to accrue from and after the redemption date specified in such notice.

SECTION 5. Determination of Certain Matters Relating to the Bonds. The Chairman of County Council is hereby authorized and empowered to: (a) determine the original issue date of the Bonds; (b) determine whether any of the Bonds will be issued as term bonds and, if so, the principal amounts and maturity dates of the Bonds subject to mandatory sinking fund redemption; (c) determine the aggregate principal amounts of the Bonds; (d) determine the maturity schedule and the principal amounts of each maturity of the Bonds; (e) adjust the principal amounts of each maturity of the Bonds as prescribed in the Notice of Sale; (f) determine the date and time of sale of the Bonds; (g) modify the redemption provisions set forth in Section 4 hereof; (h) approve the Registrar and Paying Agent as provided in Section 8 hereof; (i) determine whether one or more of the respective Series of Bonds shall be issued on a federally tax-exempt basis; (j) determine whether one or more the respective Series of Bonds shall be designated and issued as Build America Bonds or Recovery Zone Economic Development Bonds pursuant to the authority of the American Recovery and Reinvestment Act of 2009, or any other legislation providing for similar designations; (k) determine the Interest Payment Dates, as well as the first Interest Payment Date; (l) determine whether the Bonds shall be designated as “qualified tax exempt obligations” under Section 265(b)(3) of the Code; and (m) negotiate and execute all other contracts which may be necessary in connection with the issuance of the Bonds. The Council further authorizes and empowers the Chairman of County Council to award the sale of the Bonds to the lowest bidder therefor in accordance with the terms of the Notice of Sale for the Bonds. After the sale of the Bonds, the Chairman of County Council shall submit a written report to the County Council setting forth the results of the sale of the Bonds.

SECTION 6. Book-Entry Bonds. If requested by the initial purchaser of the Bonds, the Initial Bonds will be eligible securities for the purposes of the Book-Entry System of transfer maintained by the Depository, and transfers of beneficial ownership of the Initial Bonds shall be made only through the Depository and its participants in accordance with rules specified by the Depository. Such beneficial



ownership must be of \$5,000 principal amount of Bonds of the same maturity or any integral multiple of \$5,000.

The Initial Bonds will be issued in fully-registered form, as a single Bond or one Bond for each of the maturities of the Bonds, in the name of Cede & Co., as the nominee of the Depository. When any principal of, premium, if any, or interest on the Initial Bonds becomes due, the County shall transmit or cause the Paying Agent to transmit to the Depository an amount equal to such installment of principal, premium, if any, and interest. Such payments will be made to Cede & Co. or other nominee of the Depository as long as it is owner of record on the applicable Record Date. Cede & Co. or other nominee of the Depository shall be considered to be the owner of the Initial Bonds so registered for all purposes of this Ordinance, including, without limitation, payments as aforesaid and receipt of notices. The Depository shall remit such payments to the Beneficial Owners of the Bonds or their nominees in accordance with its rules and regulations.

Notices of redemption of the Initial Bonds or any portion thereof shall be sent to the Depository in accordance with the provisions of this Ordinance.

The Depository is expected to maintain records of the positions of Participants in the Initial Bonds, and the Participants and persons acting through Participants are expected to maintain records of the Beneficial Owners in the Initial Bonds. The County, the Paying Agent and the Registrar make no assurances that the Depository and its Participants will act in accordance with such rules or expectations on a timely basis, and the County, the Paying Agent and the Registrar shall have no responsibility for any such maintenance of records or transfer of payments by the Depository to its Participants, or by the Participants or persons acting through Participants to the Beneficial Owners.

The County, the Paying Agent and the Registrar may treat the Depository (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purpose of payment of the principal of, premium, if any, or interest on the Bonds, giving any notice permitted or required to be given to Bondholders under this Ordinance, registering the transfer of Bonds, obtaining any consent or other action to be taken by Bondholders and for all other purposes whatsoever, and shall not be affected by any notice to the contrary. The County, the Paying Agent and the Registrar shall not have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the Bonds under or through the Depository or any Participant, or any other person which is not shown on the Books of Registry of the County maintained by the Registrar as being a Bondholder, with respect to: the accuracy of any records maintained by the Depository or any Participant or the maintenance of any records; the payment by the Depository or any Participant of any amount in respect of the principal of, premium, if any, or interest on the Bonds; the sending of any transaction statements; the delivery or timeliness of delivery by the Depository or any Participant of any notice which is permitted or required to be given to Bondholders thereunder; the selection of Bondholders to receive payments upon any partial redemption of the Bonds; or any consent given or other actions taken by the Depository as a Bondholder.

SECTION 7. Successor Depository. If (a) the Depository determines not to continue to act as Depository for the Bonds and gives reasonable notice to the Registrar and the County, or (b) the County has advised the Depository of the County's determination that the Depository is incapable of discharging its duties, then the County shall attempt to retain another qualified securities depository to replace the Depository. Upon receipt by the County or the Registrar of the Initial Bonds together with an assignment duly executed by the Depository, the County shall execute and deliver to the successor Depository, the Bonds of the same principal amount, interest rate and maturity. If the County is unable to retain a qualified successor to the Depository, or the County has determined that it is in its best interest not to continue the Book-Entry System of transfer or that interests of the Beneficial Owners of the Bonds might be adversely

affected if the Book-Entry System of transfer is continued (the County undertakes no obligation to make any investigation to determine the occurrence of any events that would permit it to make any such determination), and has made provision to so notify Beneficial Owners of the Bonds by mailing an appropriate notice to the Depository, upon receipt by the County of the Initial Bonds together with an assignment duly executed by the Depository, the County shall execute, authenticate and deliver to the Depository Participants Bonds in fully-registered form, in substantially the form set forth in Section 12 of this Ordinance in the denomination of \$5,000 or any integral multiple thereof.

SECTION 8. Designation of Registrar and Paying Agent. Both the principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts. Within twenty-four (24) hours after receipt of bids, the successful bidder, if any, for the Bonds may designate, subject to the approval of the Chairman of County Council, the Registrar and the Paying Agent for the Bonds. The Registrar and the Paying Agent, respectively, shall be a bank, trust company, depository or transfer agent located either within or without the State. In the event the successful bidder fails to designate the Registrar and the Paying Agent within twenty-four (24) hours after receipt of bids, or the Chairman of County Council does not approve the Registrar and the Paying Agent designated by the successful bidder, the Registrar and the Paying Agent shall be designated by the Chairman of County Council. In the event the Bonds are issued as a single fully-registered bond, the Oconee County Treasurer may act as Paying Agent and Registrar for the Bonds as determined by the Chairman of County Council.

SECTION 9. Registration, Transfer and Exchange of Bonds. The County shall cause Books of Registry to be kept at the offices of the Registrar for the registration and transfer of the Bonds. Upon presentation at its office for such purpose the Registrar shall register or transfer, or cause to be registered or transferred, on such Books of Registry, the Bonds under such reasonable regulations as the Registrar may prescribe.

Each Bond shall be transferable only upon the Books of Registry of the County, which shall be kept for such purpose at the principal office of the Registrar, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. Upon the transfer of any such Bond the Registrar on behalf of the County shall issue in the name of the transferee a new fully registered Bond or Bonds, of the same aggregate principal amount, interest rate and maturity as the surrendered Bond. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar.

The County, the Paying Agent and the Registrar may deem or treat the person in whose name any fully registered Bond shall be registered upon the Books of Registry as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bond and for all other purposes and all such payments so made to any such registered owner or upon his order and shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the County nor the Paying Agent or the Registrar shall be affected by any notice to the contrary. In all cases in which the privilege of transferring Bonds is exercised, the County shall execute and the Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Ordinance. Neither the County nor the Registrar shall be obliged to make any such transfer of Bonds during the fifteen (15) days preceding an Interest Payment Date on such Bonds.

SECTION 10. Record Date. The County hereby establishes a record date (the “Record Date”) for the payment of interest or for the giving of notice of any proposed redemption of Bonds, and such Record Date shall be not more than fifteen (15) days preceding an Interest Payment Date on such Bond or in the case of any proposed redemption of Bonds, such Record Date shall be not more than fifteen (15) days prior to the mailing of notice of redemption of Bonds.

SECTION 11. Mutilation, Loss, Theft or Destruction of Bonds. In case any Bond shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the County shall execute and the Registrar shall authenticate and deliver at the principal office of the Registrar, or send by registered mail to the owner thereof at his request, risk and expense a new Bond of the same series, interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the County and the Registrar evidence or proof satisfactory to the County and the Registrar of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity in an amount as may be required by the laws of the State of South Carolina or such greater amount as may be required by the County and the Registrar. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen or wholly destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such duplicate Bond is issued, and shall be entitled to equal and proportionate benefits with all the other Bonds of the same series issued hereunder.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

SECTION 12. Execution of Bonds. The Bonds shall be executed in the name of the County with the facsimile or manual signature of the Chairman of County Council attested by the facsimile or manual signature of the Clerk to the Council under a facsimile of the seal of the County impressed, imprinted or reproduced thereon; provided, however, the facsimile signatures appearing on the Bonds may be those of the officers who are in office on the date of enactment of this Ordinance. The execution of the Bonds in such fashion shall be valid and effectual, notwithstanding any subsequent change in such offices. The Bonds shall not be valid or become obligatory for any purpose unless there shall have been endorsed thereon a certificate of authentication. Each Bond shall bear a certificate of authentication manually executed by the Registrar in substantially the form set forth herein.

SECTION 13. Form of Bonds. The Bonds and the certificate of authentication shall be in substantially the following forms. In the event the Bonds will be held by a single Bondholder, the form of bond may be revised as a single fully registered Bond for each maturity or a single fully registered bond which sets forth all maturing principal amounts.

(FORM OF BOND)

UNITED STATES OF AMERICA  
STATE OF SOUTH CAROLINA  
OCONEE COUNTY  
GENERAL OBLIGATION BOND, SERIES 2011

No. R- \_\_

INTEREST RATE    MATURITY DATE    ORIGINAL  
ISSUE DATE    CUSIP

REGISTERED HOLDER:

PRINCIPAL AMOUNT:    DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that Oconee County, South Carolina (the "County"), is justly indebted and, for value received, hereby promises to pay to the Registered Holder named above, or registered assigns, the principal amount shown above on the maturity date shown above (unless this Bond shall be subject to prior redemption and shall have been duly called for previous redemption and the payment of the redemption price made or provided for), upon presentation and surrender of this Bond at the principal office of \_\_\_\_\_, as paying agent (the "Paying Agent"), in \_\_\_\_\_, State of \_\_\_\_\_, and to pay interest on such principal amount from the date hereof at the interest rate per annum shown above (calculated on the basis of a 360-day year comprised of twelve 30-day months) until this Bond matures. Interest on this Bond is payable semiannually on April 1 and October 1 of each year commencing \_\_\_\_\_, until this Bond matures or prior redemption, and shall be payable by check or draft mailed to the person in whose name this Bond is registered on the registration books of the County maintained by the registrar, presently \_\_\_\_\_, as registrar (the "Registrar"), in \_\_\_\_\_, \_\_\_\_\_, at the close of business on the fifteenth (15th) day of the calendar month preceding each semi-annual interest payment date. The principal of, redemption premium, if any, and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts; provided, however, that interest on this fully registered Bond shall be paid by check or draft as set forth above.

This Bond shall not be entitled to any benefit under the Ordinance (hereafter defined), nor become valid or obligatory for any purpose, until the Certificate of Authentication hereon shall have been duly executed by the Registrar.

For the payment hereof, both principal and interest, as they respectively mature and for the creation of such sinking fund as may be necessary therefor, the full faith, credit and taxing power of the County are irrevocably pledged and there shall be levied annually by the Auditor of the County and collected by the Treasurer of the County in the same manner as other county taxes are levied and collected, a tax, without limit, on all taxable property in the County sufficient to pay the principal and interest on this Bond as they respectively mature and to create such sinking fund as may be necessary therefor.

This Bond is one of a series of Bonds of like date of original issue, tenor and effect, except as to date of authentication, number, date of maturity, principal amount, registered holder,

redemption provisions and rate of interest, aggregating \$\_\_\_\_\_, issued pursuant to and in accordance with the Constitution and laws of the State of South Carolina, including Article X of the Constitution of the State of South Carolina, 1895, as amended; Title 4, Chapter 15, Code of Laws of South Carolina, 1976, as amended; Title 11, Chapter 27, Code of Laws of South Carolina, 1976, as amended; and Ordinance No. \_\_\_\_\_ duly enacted by the County Council on \_\_\_\_\_.

This Bond and the series of which it is one maturing on or prior to April 1, 2020, shall not be subject to redemption prior to their stated maturities. This Bond and the series of which it is one maturing on or after April 1, 2021 shall be subject to redemption at the option of the County on or after April 1, 2020, as a whole or in part at any time, in such order of their maturities as the County shall determine and by lot within a maturity, at a redemption price equal to 100% of the principal amount to be redeemed, together with the interest accrued on such principal amount to the date fixed for redemption.

This Bond and the series of which it is one maturing on April 1, 20\_\_, are subject to mandatory redemption by lot on April 1 each year at a redemption price equal to one hundred percent (100%) of the principal of the Bonds so redeemed, together with interest accrued therein to the date of redemption, in the principal amounts set forth in the table below:

<u>Year</u>	<u>Principal Amount</u>
-------------	-------------------------

At its option, to be exercised on or before the sixtieth (60<sup>th</sup>) day next preceding any mandatory redemption date, the County may (a) deliver to the Paying Agent for cancellation Term Bonds of the applicable maturity in any aggregate principal amount desired, or (b) receive a credit in respect of its mandatory redemption obligation for any Term Bonds of the applicable maturity which, prior to such date, have been purchased or redeemed (otherwise than through the operation of the mandatory redemption requirement) by the County and cancelled by the Paying Agent and not theretofore applied as a credit against any mandatory redemption obligation. Each Term Bond of the applicable maturity so delivered or previously purchased or redeemed shall be credited at one hundred percent (100%) of the principal amount thereof, on the obligation of the County on the respective mandatory redemption obligation in chronological order, and the principal amount of the Term Bonds of the applicable maturity to be redeemed shall be reduced accordingly.

If less than all the Bonds of any maturity are called for redemption, the Bonds of such maturity to be redeemed shall be selected by lot by the Registrar. In the event this Bond is redeemable as aforesaid, and shall be called for redemption, notice of the redemption hereof, describing the Bond and specifying the redemption date and the redemption price payable upon such redemption, shall be mailed by the Registrar by first-class mail, postage prepaid, to the registered owner thereof not less than thirty (30) days and not more than sixty (60) days prior to the redemption date at the last address appearing upon the registration books of the County. If this Bond be redeemable and shall have been duly called for redemption and notice of the redemption hereof mailed as aforesaid, and if on or before the date fixed for such redemption, payment hereof shall be duly made or provided for, interest hereon shall cease to accrue from and after the redemption date hereof.

This Bond and the series of which it is one is transferable as provided in the Ordinance, only upon the books of the County kept for that purpose at the principal office of the Registrar by the registered holder in person or by his duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the Registered Holder or his

duly authorized attorney. Thereupon a new fully registered Bond or Bonds of the same aggregate principal amount, interest rate, redemption provisions, if any, and maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance. The County, the Registrar and the Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal hereof and interest due hereon and for all other purposes.

Under the laws of the State of South Carolina, this Bond and the interest hereon are exempt from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of the State of South Carolina to exist, to happen and to be performed precedent to or in the issuance of this Bond exist, have happened and have been performed in regular and due time, form and manner as required by law; that the amount of this Bond, together with all other indebtedness of the County, does not exceed the applicable limitation of indebtedness under the laws of the State of South Carolina; and that provision has been made for the levy and collection of a tax, without limit, on all taxable property in the County sufficient to pay the principal of and interest on this Bond as the same shall respectively mature and to create such sinking fund as may be necessary therefor.

IN WITNESS WHEREOF, OCONEE COUNTY, SOUTH CAROLINA, has caused this Bond to be signed with the facsimile or manual signature of the Chairman of the County Council, facsimile or manual signature of the Clerk to the County Council and the seal of the County impressed, imprinted or reproduced hereon.

OCONEE COUNTY, SOUTH CAROLINA

\_\_\_\_\_  
Chairman, County Council

(SEAL)

ATTEST:

\_\_\_\_\_  
Clerk, County Council

[FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION]

This bond is one of the Bonds described in the within mentioned Ordinance of Oconee County, South Carolina.

\_\_\_\_\_  
as Registrar  
By: \_\_\_\_\_  
Authorized Officer

Date of Authentication: \_\_\_\_\_

The following abbreviations when used in the inscription on the face of this Bond shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - As tenants in common

UNIF GIFT MIN. ACT

TEN ENT - As tenants by the  
entireties

\_\_\_\_\_Custodian\_\_\_\_\_  
(Cust.) (Minor)

JT TEN - As joint tenants  
with right of  
survivorship and  
not as tenants in  
common

under Uniform Gifts to Minors

\_\_\_\_\_  
(State)

Additional abbreviations may also be used though not in list above.

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers  
unto \_\_\_\_\_

(Name and address of Transferee)

the within Bond and does hereby irrevocably constitute and appoint \_\_\_\_\_ attorney to  
transfer the within Bond on the books kept for registration thereof, with full power of substitution in the  
premises.

Dated:

\_\_\_\_\_  
Signature Guaranteed:

\_\_\_\_\_  
(Authorizing Officer)

\_\_\_\_\_  
Signature(s) must be guaranteed  
by an institution which is a  
participant in the Securities  
Transfer Agents Medallion  
Program ("STAMP") or similar  
program.

\_\_\_\_\_  
NOTICE: The signature to this  
agreement must correspond with  
the name of the registered holder  
as it appears upon the face of the  
within Bond in every particular,  
without alteration or enlargement or any  
change whatever.

A copy of the final approving opinion to be rendered shall be attached to each Bond and preceding the same a certificate shall appear, which shall be signed on behalf of the County with a facsimile signature of the Clerk to the County Council. The certificate shall be in substantially the following form:

[FORM OF CERTIFICATE]

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the final approving opinion (except for date and letterhead) of McNair Law Firm, P.A. approving the issue of bonds of which the within bond is one, the original of which opinion was manually executed, dated and issued as of the date of delivery of and payment for the bonds and a copy of which is on file with the County Council of Oconee County, South Carolina.

OCONEE COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Clerk, County Council

SECTION 14. Security for Bonds. The full faith, credit and taxing power of the County are hereby irrevocably pledged for the payment of the principal of and interest on the Bonds as they respectively mature, and for the creation of such sinking fund as may be necessary therefor. There shall be levied annually by the Auditor of the County, and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, a tax, without limit, on all taxable property in the County sufficient to pay the principal of and interest on the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

The Council shall give the Auditor and Treasurer of the County written notice of the delivery of and payment for the Bonds and they are hereby directed to levy and collect annually, on all taxable property in the County, a tax, without limit, sufficient to pay the principal of and interest on the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

SECTION 15. Defeasance. The obligations of the County under this Ordinance and the pledges, covenants and agreements of the County herein made or provided for, shall be fully discharged and satisfied as to any portion of the Bonds, and such Bond or Bonds shall no longer be deemed to be outstanding hereunder when:

(a) such Bond or Bonds shall have been purchased by the County and surrendered to the County for cancellation or otherwise surrendered to the County or the Paying Agent and is canceled or subject to cancellation by the County or the Paying Agent; or

(b) payment of the principal of and interest on such Bonds either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for by irrevocably depositing with the Paying Agent in trust and irrevocably set aside exclusively for such payment, (1) moneys sufficient to make such payment, or (2) Government Obligations maturing as to principal and interest in such amounts and at such times as will ensure the availability of sufficient moneys to make such payment and all necessary and proper fees, compensation and expenses of the Paying Agent. At such time as the Bonds shall no longer be deemed to be outstanding hereunder, such Bonds shall cease to draw interest from the maturity date thereof and, except for the purposes of any such payment from such moneys or Government Obligations, shall no longer be secured by or entitled to the benefits of this Ordinance.



SECTION 16. Exemption from State Taxes. Both the principal of and interest on the Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the S.C. Code, from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

SECTION 17. Sale of Bonds, Form of Notice of Sale. The Bonds shall be offered for public sale on the date and at the time designated by the Chairman of County Council or the County Manager. A Notice of Sale in the form set forth below shall be distributed to prospective bidders and a summary of such Notice of Sale shall be published in a newspaper having general circulation in the State of South Carolina and/or in a financial publication published in the City of New York not less than seven (7) days prior to the date set for such sale.

The Notice of Sale shall be in substantially the following form:

#### NOTICE OF SALE

\$ \_\_\_\_\_ [or principal amount issued] GENERAL OBLIGATION BONDS, SERIES 2011  
OF OCONEE COUNTY, STATE OF SOUTH CAROLINA

Time and Place of Sale: NOTICE IS HEREBY GIVEN that bids for the purchase of \$ \_\_\_\_\_ General Obligation Bonds, Series 2011 of Oconee County, South Carolina (the "Bonds") will be received on behalf of the County Council of Oconee County, South Carolina (the "County"), in the Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina 29691, until 11:00 a.m., South Carolina time, on \_\_\_\_\_, 2011, or such other date and time as may be established by the County and communicated by Thomson Municipal Market Monitor not less than 48 hours prior to the time proposals are to be received.

Sealed Bids: Each hand-delivered proposal shall be enclosed in a sealed envelope marked "Proposal for General Obligation Bonds, Series 2011, Oconee County, South Carolina" and should be directed to the Chairman of the County Council at the address in the first paragraph hereof.

Facsimile Bids: The County will accept the facsimile transmission of a manually signed Official Bid Form or other form of bid at the risk of the bidder. The County shall not be responsible for the confidentiality of bids submitted by facsimile transmission. Any delay in receipt of a facsimile bid, and any incompleteness or illegible portions of such bid are the responsibility of the bidder. Bids by facsimile should be transmitted to the attention of Scott Moulder, County Administrator at 864.638.4246.

Electronic Bids: Electronic proposals must be submitted through i-Deal's Parity Electronic Bid Submission System ("Parity"). No electronic bids from any other providers of electronic bidding services will be accepted. Information about the electronic bidding services of Parity may be obtained from i-Deal, 1359 Broadway, 2nd Floor, New York, New York 10018, Customer Support, telephone 212.849.5021.

E-mail Bids: E-mail proposals may be e-mailed to the attention of Scott Moulder, Administrator, at email address: smoulder@oconeesc.com with a copy to \_\_\_\_\_.

PROPOSALS MAY BE DELIVERED BY HAND, BY MAIL, BY FACSIMILE TRANSMISSION, BY ELECTRONIC BID OR BY E-MAIL, BUT NO PROPOSAL SHALL BE CONSIDERED WHICH IS NOT ACTUALLY RECEIVED BY THE COUNTY AT THE PLACE, DATE AND TIME APPOINTED, AND THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY FAILURE, MISDIRECTION, DELAY OR ERROR RESULTING FROM THE SELECTION BY ANY BIDDER OF ANY PARTICULAR MEANS OF DELIVERY OF BIDS.

Book-Entry Only Bonds: The Bonds will be issued in fully registered form. A single Bond or one Bond representing each maturity will be issued to and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), as registered owner of the Bonds, and each such Bond will be immobilized in the custody of DTC. DTC will act as the Depository for the Bonds. Individual purchases will be made in book-entry-only form in the principal amount of \$5,000 or any integral multiple thereof not exceeding the principal amount of Bonds maturing each year; purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased. The winning bidder, as a condition to delivery of the Bonds, will be required to deposit the Bond certificates representing each maturity with DTC. Notwithstanding the foregoing, at the request of the successful bidder, the Bonds will be issued as one single fully registered bond and not issued through the book-entry system.

The Bonds: The Bonds will be issued in fully registered form; will be dated the date of their delivery; will be in denominations of \$5,000 each or any integral multiple thereof not exceeding the principal amount of Bonds maturing each year; and will mature serially in successive annual installments on April 1 in each of the years and in the principal amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
-------------	-------------------------	-------------	-------------------------

The Bonds will bear interest from the date thereof payable semiannually on April 1 and October 1 of each year, commencing \_\_\_\_\_, until the Bonds mature. Interest will be calculated on the basis of a 360-day year comprised of twelve 30 day months.

Adjustment of Maturity Schedule. If, after final computation of the proposals, the County determines in its sole discretion that the funds necessary to accomplish the purposes for which the Bonds are being issued are either more or less than the proceeds of the sale of the amount of the Bonds as shown in this Notice of Sale, it reserves the right either to decrease or increase the principal amount of the Bonds (all calculations to be rounded to the near \$5,000), provided that any such decrease or increase shall not exceed 10% of the par amount. Such adjustment(s), if any, shall be made within twenty-four (24) hours of the award of the Bonds. In order to calculate the yield on the Bonds for federal tax law purposes and as a condition precedent to the award of the Bonds, bidders must disclose to the County in connection with their respective bids the price (or yield to maturity) at which each maturity of the Bonds will be reoffered to the public.

In the event of any adjustment of the maturity schedule for the Bonds as described herein, no rebidding or recalculation of the proposals submitted will be required or permitted. Nevertheless, the award of the Bonds will be made to the bidder whose proposal produces the lowest true interest cost solely on the basis of the Bonds offered, without taking into account any adjustment in the amount of the Bonds pursuant to this paragraph. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

Redemption Provisions: The Bonds maturing on or prior to April 1, 2020, shall not be subject to redemption prior to their stated maturities. The Bonds maturing on or after April 1, 2021, shall be subject to redemption at the option of the County on or after April 1, 2020, as a whole or in part at any time, in such order of their maturities as the County shall determine and by lot within a maturity, at a redemption price equal to 100% of the principal amount of Bonds to be redeemed together with the interest accrued on such principal amount to the date fixed for redemption.

Bidders' Special Option for Term Bonds: Bidders submitting proposals may specify that all the principal amount of Bonds maturing on any two or more consecutive annual payment dates on or after April 1, 20\_\_, may, in lieu of maturity on each of such dates, be combined to comprise one or more maturities of the Bonds scheduled to mature on the latest of such annual payment dates (the "Term Bonds"). Term Bonds shall be subject to redemption through mandatory sinking fund installments at par in the amount that would have matured in each year as set forth in this Notice, on each of the annual principal payment dates, except for the principal amount of Bonds scheduled to mature on the latest such annual payment date, which Bonds shall mature on such annual principal payment date. Bidders may specify one or more of such Term Bonds and such specifications may be made at the time of the award.

Mandatory Sinking Fund Redemption: The Bonds will be subject to mandatory redemption if and to the extent the option to establish Term Bonds is exercised by the successful bidder.

Registrar and Paying Agent: The Oconee County Treasurer or a bank designated by the purchaser and approved by the Chairman of the County Council will act as Paying Agent and Registrar for the Bonds.

Bid Requirements: Bidders shall specify the rate or rates of interest per annum which the Bonds are to bear, to be expressed in multiples of 1/20 or 1/8 or 1/100 of 1% with no greater difference than three (3%) percent between the highest and lowest rates of interest named by a bidder. Bidders are not limited as to the number of rates of interest named, but the rate of interest on each separate maturity must be the same single rate for all Bonds of that maturity from their date to such maturity date. A BID FOR LESS THAN ALL THE BONDS OR A PRICE LESS THAN PAR WILL NOT BE CONSIDERED.

Award of Bid: The Bonds will be awarded to the bidder or bidders offering to purchase the Bonds at the lowest true interest cost (TIC) to the County. The TIC will be the nominal interest rate which, when compounded semiannually and used to discount all debt service payments on the Bonds (computed at the interest rates specified in the bid and on the basis of a 360-day year comprised of twelve 30-day months) to the dated date of the Bonds, results in an amount equal to the price bid for the Bonds. In the case of a tie bid, the winning bid will be awarded by lot. The County reserves the right to reject any and all bids or to waive irregularities in any bid. Bids will be accepted or rejected no later than 3:00 p.m., South Carolina time, on the date of the sale.

For the purpose of calculating the yield on the Bonds for Federal tax purposes as a condition precedent to the award of the Bonds, the successful bidder will, within 30 minutes after being notified of its winning bid, advise the County or its financial advisor by telephone confirmed by facsimile transmission of the initial offering prices of the Bonds to the public (expressed as a price, exclusive of accrued interest, or yield per maturity).

Good Faith Deposit: No good faith deposit is required.

Bank Qualified: The County has designated the Bonds as "qualified tax exempt obligations"

under Section 265 of the Internal Revenue Code.]

Official Statement: The County deems the Preliminary Official Statement to be “final” as described in SEC Rule 15c2-12(b)(1) for the purposes of such Rule. Upon the award of the Bonds, the County will prepare a Final Official Statement (the “Official Statement”) in substantially the same form as the Preliminary Official Statement subject to minor additions, deletions and revisions as required to complete the Official Statement. Within seven (7) business days after the award of the Bonds, the County will provide the successful bidder, a sufficient quantity to comply with Rule G-32 of the Municipal Securities Rulemaking Board. The successful bidder agrees to supply to the County all necessary pricing information and any Underwriter identification necessary to complete the Official Statement within 24 hours after the award of the Bonds.

Continuing Disclosure: In order to assist the bidders in complying with S.E.C. Rule 15c2-12(b)(5), the County will undertake, pursuant to a Continuing Disclosure Certificate, to provide certain annual financial information and notices of the occurrence of certain events if material. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Final Official Statement.

Purpose: The Bonds are issued for the purpose of defraying the costs of designing, constructing and equipping a new detention center in the County.

Legal Opinion: The County shall furnish upon delivery of the Bonds the final approving opinion of McNair Law Firm, P.A., Greenville, South Carolina, which opinion shall accompany each Bond, together with the usual closing documents, including a certificate that no litigation is pending affecting the Bonds.

Financial Advisor:

Certificate as to Issue Price: The successful bidder must provide a certificate to the County by the date of delivery of the Bonds, stating the initial reoffering price of the Bonds to the public (excluding bond houses and brokers) and the price at which a substantial amount of the Bonds were sold to the public, in form satisfactory to Bond Counsel. A sample copy of such a certificate may be obtained from Bond Counsel.

Delivery: The Bonds will be delivered through the facilities of The Depository Trust Company in New York, New York, on or about \_\_\_\_\_, 2011, at the expense of the County or at such other place as may be agreed upon with the purchasers at the expense of the purchaser. The purchase price then due must be paid in federal funds or other immediately available funds.

CUSIP Numbers: It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with the terms of its proposal. All expenses in relation to the printing of CUSIP identification numbers on the Bonds shall be paid for by the County provided, however, that the CUSIP Service Bureau charge for the assignment of said numbers shall be the responsibility of and shall be paid for by the successful bidder.

Additional Information: A copy of the Preliminary Official Statement in deemed final form and the Official Notice of Sale are available via the internet at \_\_\_\_\_ and will be furnished to any person interested in bidding for the Bonds upon request to Bond Counsel. Persons seeking information should communicate with:

<p>Kendra Brown  Assistant County Administrator  for Administrative Services and Finance  415 South Pine Street  Walhalla, SC 29691  Telephone: 864.638.4235  E-mail: kbrown@oconeesc.com</p>	<p>Daniel R. McLeod, Jr., Esquire  McNair Law Firm, P.A.  Post Office Box 447  Greenville, SC 29602  Telephone: 864.271.4940  E-mail: dmcleod@mcnair.net</p>
<p>[Financial Advisor]</p>	<p>Michael W. Burns, Esq.  McNair Law Firm, P.A.  Post Office Box 447  Greenville, SC 29602  Telephone: 864.271.4940  E-mail: mburns@mcnair.net</p>

---

Oconee County, South Carolina

**SECTION 18. Preliminary and Final Official Statement.** The Council hereby authorizes and directs the County Administrator to prepare, or cause to be prepared, a Preliminary Official Statement to be distributed to prospective purchasers of the Bonds together with the Notice of Sale. The Council authorizes the County Administrator to designate the Preliminary Official Statement as "near final" for purposes of Rule 15c2-12 of the Securities and Exchange Commission. The County Administrator is further authorized to see to the completion of the final form of the Official Statement upon the sale of the Bonds so that it may be provided to the purchaser of the Bonds.

**SECTION 19. Continuing Disclosure.** The County hereby covenants and agrees that it will comply with and carry out all of the provisions of a Continuing Disclosure Certificate, in substantially the form attached hereto as Exhibit A. Notwithstanding any other provisions of this Ordinance, failure of the County to comply with the Continuing Disclosure Certificate shall not be considered an event of default, and no liability for damages shall attach therefor. The sole remedy for such failure to comply shall be that any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the County to comply with their obligations under this Section.

**SECTION 20. Filings with Central Repository.** In accordance with Section 11-1-85 of the S.C. Code, the County covenants that it will file or cause to be filed with a central repository for further availability in the secondary bond market when requested: (a) a copy of the annual independent audit of the County within thirty days (30) of the County's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which, in the opinion of the County, adversely affects

more than five (5%) of the County's revenue or its tax base.

SECTION 21. Deposit and Use of Proceeds. The proceeds derived from the sale of the Bonds shall be deposited with the Treasurer of the County in a special fund to the credit of the County, separate and distinct from all other funds, and shall be expended from time to time and made use of by the County Council as follows:

(a) Any premium shall be placed in the sinking fund established pursuant to Section 4-15-150 of the S.C. Code;

(b) Accrued interest, if any, shall be applied to the payment of the first installment of interest to become due on the Bonds; and

(c) The balance of the proceeds shall be applied upon warrant or order of the Council for the purposes set forth in this Ordinance and to defray the costs and expenses of issuing the Bonds.

SECTION 22. Notice of Public Hearing. The Council hereby ratifies and approves the publication of a notice of public hearing regarding the Bonds and this Ordinance, such notice in the form attached hereto as Exhibit B, having been published in the *Daily Journal Messenger*, a newspaper of general circulation in the County, not less than 15 days prior to the date of such public hearing.

SECTION 23. Federal Tax Covenants. The County covenants and agrees with the holders of the Bonds that it will not take any action which will, or fail to take any action which failure will, cause interest on the Bonds to become includable in the gross income of the bondholders for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the date of original issuance of the Bonds and that no use of the proceeds of the sale of the Bonds shall be made which, if such use had been reasonably expected on the date of issue of such Bonds would have caused the Bonds to be "arbitrage bonds", as defined in the Code, and to that end the County hereby shall:

(a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as the Bonds are outstanding;

(b) establish such funds, make such calculations and pay such amounts, in the manner and at the times required in order to comply with the requirements of the Code relating to required rebates of certain amounts to the United States; and

(c) make such reports of such information at the times and places required by the Code.

SECTION 24. Authority to Obtain Bond Insurance; Execution of Documents. The County Administrator and the Assistant County Administrator for Administration are hereby authorized to submit applications to municipal bond insurance companies for bond insurance or other credit enhancements relating to the Bonds. The Chairman of County Council and the County Administrator are hereby authorized to accept on behalf of the County the proposal deemed most advantageous to the County.

SECTION 25. Miscellaneous. The County Council hereby authorizes the County Administrator to retain McNair Law Firm, P.A. as bond counsel in connection with the issuance of the Bonds. The County Council further authorizes the Chairman of County Council, County Administrator and the Assistant County Administrator for Administrative Services and Finance, and the Clerk to County Council to execute such documents and instruments as may be necessary to effect the issuance of the Bonds or make modifications in

any documents including but not limited to the form of the Bond or Notice of Sale. The County Council hereby authorizes the Chairman to County Council, to negotiate the terms of, and execute in the name and on behalf of the County, investment agreements, forward delivery agreements, repurchase agreements and other agreements in connection with the Bonds, to prepare and solicit bids for providers of such agreements and to execute, in the name and on behalf of the County, written confirmations of any such agreements and other documents as may be necessary in connection therewith.

SECTION 26. Repeal of Conflicting Ordinances. All rules, regulations, ordinances, and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its enactment.

SECTION 27. Effective Date.

This Ordinance shall become effective and enforced from and after

\_\_\_\_\_.

[Signature page to follow]

Enacted by the County Council of Oconee County, South Carolina, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OCONEE COUNTY, SOUTH CAROLINA

(SEAL)

\_\_\_\_\_  
Chairman, County Council  
Oconee County, South Carolina

ATTEST:

\_\_\_\_\_  
Administrator, Oconee County, South Carolina

\_\_\_\_\_  
Clerk to County Council,  
Oconee County, South Carolina

Date of First Reading: November 9, 2010  
Date of Second Reading:  
Date of Public Hearing:  
Date of Third Reading:

[Signature page]



## EXHIBIT A

### FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by Oconee County, South Carolina (the “County”) in connection with the issuance of \$\_\_\_\_\_ [General Obligation Bonds, Series 2011 of Oconee County, South Carolina (the “Bonds”). The Bonds are being issued pursuant to Ordinance No. \_\_\_ enacted by the County Council of the County on \_\_\_\_ \_\_, 20\_\_ (the “Ordinance”). The County covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the County for the benefit of the beneficial owners and in order to assist the Participating Underwriters (defined below) in complying with the Rule (defined below).

SECTION 2. Definitions. The following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the County pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Bonds” shall mean the \$\_\_\_\_\_ General Obligation Bonds, Series 2011, Oconee County, South Carolina, dated \_\_\_\_\_, 2011.

“Dissemination Agent” shall mean the County or any successor Dissemination Agent designated in writing by the County and which has filed with the County a written acceptance of such designation.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“National Repository” shall mean for purposes of the Rule, the Electronic Municipal Market Access (EMMA) system created by the Municipal Securities Rulemaking Board.

“Participating Underwriter” shall mean \_\_\_\_\_ and any other original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Repository” shall mean each National Repository and each State Depository, if any.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State Depository” shall mean any public or private repository or entity designated by the State of South Carolina as a state depository for the purpose of the Rule. As of the date of this Disclosure Certificate, there is no State Depository.

SECTION 3. Provision of Annual Reports.

(a) The County shall, or shall cause the Dissemination Agent to provide, not later than February 1 of each year, commencing in [2012], to the Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than fifteen (15) business days prior to such date the County shall provide the Annual Report to the Dissemination Agent, if other than the County; provided, that if the audited financial statements required pursuant to Section 4 hereof to be included in the Annual Report are not available for inclusion in the Annual Report as of such date, unaudited financial statements of the County may be included in such Annual Report in lieu thereof, and

the County shall replace such unaudited financial statements with audited financial statements within fifteen (15) days after such audited financial statements become available for distribution. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the County may be submitted separately from the balance of the Annual Report.

(b) If the County is unable to provide to the Repository an Annual Report by the date required in subsection (a), the County shall send a notice to the Municipal Securities Rulemaking Board and State Depository, if any, in substantially the form attached hereto as Exhibit A.

(c) The Dissemination Agent shall:

(1) determine each year prior to the date for providing the Annual Report the name and address of each National Repository and each State Depository, if any; and

(2) if the Dissemination Agent is other than the County, file a report with the County and (if the Dissemination Agent is not the Registrar) the Registrar certifying whether the Annual Report has been provided pursuant to this Disclosure Certificate, and, if provided, stating the date it was provided, and listing the Repository to which it was provided.

#### SECTION 4. Content of Annual Reports.

(a) Each Annual Report shall contain Annual Financial Information with respect to the County, including the information provided in the Official Statement under the headings: “THE BONDS—Security;” “DEBT STRUCTURE—Outstanding Indebtedness;” “CERTAIN FISCAL MATTERS—Assessed Value of Taxable Property in the County,” “—Estimated True Value of All Taxable Property in the County,” “—Tax Rates,” “—Tax Collections for Last Five Years,” and “—Ten Largest Taxpayers.”

(b) Audited Financial Statements prepared in accordance with GAAP as described in the Official Statement will be included in the Annual Report.

Any or all of the items listed above may be included by specific reference from other documents, including official statements of debt issues with respect to which the County is an “obligated person” (as defined by the Rule), which have been previously filed with the National Repository or the Securities and Exchange Commission. If the document incorporated by reference is a final official statement, it must be available from the Municipal Securities Rulemaking Board. The County will clearly identify each such document so incorporated by reference.

#### SECTION 5. Reporting of Significant Events.

(a) This Section 5 shall govern the giving of notices of the occurrence of any of the following events (the “Listed Events”):

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed

or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;

- (7) Modifications to rights of security holders;
- (8) Bond calls;
- (9) Tender offers;
- (10) Defeasances;
- (11) Release, substitution, or sale of property securing repayment of the securities;
- (12) Rating changes;
- (13) Bankruptcy, insolvency, receivership or similar event of the County;
- (14) The consummation of a merger, consolidation, or acquisition involving the

County or the sale of all or substantially all of the assets of the County other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;

- (15) Appointment of a successor or additional trustee or the change of name of a trustee.

(b) Whenever the County obtains knowledge of the occurrence of a Listed Event described in subsections (a)(2), (7), (8), (11), (14), or (15) above, the County shall as soon as possible determine if such event would be material under applicable federal securities laws. If the County determines that knowledge of the occurrence of such event would be material under applicable federal securities laws, the County shall promptly, and no later than 10 days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board and the State Depository.

(c) Whenever the County obtains knowledge of the occurrence of a Listed Event described in subsections (a)(1), (3), (4), (5), (6), (9), (10), (12), or (13) above, the County shall promptly, and no later than 10 days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board and the State Depository.

(d) Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8), (9), and (10) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to owners of affected Bonds. For the purposes of the event identified in (a)(13) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the County in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the County, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the County.

SECTION 6. Termination of Reporting Obligation. The County's obligations under this Disclosure Certificate shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

SECTION 7. Dissemination Agent. The County may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be the County.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure

Certificate, the County may amend this Disclosure Certificate and any provision of this Disclosure Certificate may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to the County, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the County from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the County chooses to include any information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is specifically required by this Disclosure Certificate, the County shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the County, or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any beneficial owner may take such actions as may be necessary and appropriate, including seeking injunctive relief or specific performance by court order, to cause the County, or the Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default under the Ordinance, and the sole remedy under this Disclosure Certificate in the event of any failure of the County, or the Dissemination Agent to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of the Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the County agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of their powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the County under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the County, the Dissemination Agent, the Participating Underwriters, and Holders from time to time of the Bonds and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

OCONEE COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
County Administrator

Dated: \_\_\_\_ \_\_, 2011

NOTICE TO REPOSITORIES OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Oconee County, South Carolina  
Name of Bond Issue: \$\_\_\_\_\_ General Obligation Bonds, Series 2011,  
Oconee County, South Carolina  
Date of Issuance: \_\_\_\_\_, 2011

NOTICE IS HEREBY GIVEN that Oconee County, South Carolina (the “County”) has not provided an Annual Report with respect to the above-named Bonds as required by Sections 3 and 4 of the Continuing Disclosure Certificate executed and delivered by the County as Dissemination Agent. The County has notified us in writing that the Annual Report will be filed by \_\_\_\_\_.

Dated: \_\_\_\_\_

OCONEE COUNTY, SOUTH CAROLINA

[Signature page of Continuing Disclosure Certificate]

AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC

COUNCIL MEETING DATE: Nov 9, 2010  
COUNCIL MEETING TIME: 7:00 PM

**ITEM TITLE OR DESCRIPTION:**

Council approval of Ordinance 2010-~~37~~ Power line Easement Agreement Between Oconee County Regional Airport and Blue Ridge Electric Cooperative.

**BACKGROUND OR HISTORY:**

For over 25 years, Blue Ridge Electric Cooperative has had two power utility lines traversing across the Oconee County Regional Airport property. One line services the Airport's Non-directional Beacon (NDB) Navigational Aid (navaid). The other line is a main service line providing electric power to much of the southeastern population of Oconee County including High Pointe of Clemson. The main service line traverses directly across the "borrow" site for the runway extension project. The easement agreement will allow Blue Ridge Electric Cooperative to use county property to provide electric power to the Federal Aviation Administration aeronautical navaid and provide electric power to the citizens of SE Oconee County. McNair Law firm has drafted a new easement agreement protecting the county's interests while allowing Blue Ridge Electric Cooperative to provide power to SE Oconee County.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

The relocation of the power lines in the borrow area of the Airport construction site will lower the height of the relocated poles keeping them below the FAA approach surfaces for Runway 7. The relocation of the power line to the NDB will allow this navaid to be repowered for use by all pilots.

**STAFF RECOMMENDATION:**

Staff recommends Council approve the Easement agreement between Oconee County and Blue Ridge Electric Coop.

**FINANCIAL IMPACT:**

This agreement will result in minimal financial impact. The FAA will pay 95% of cost of power line relocation. FAA AIP Grant #17 has \$37,835 allocated for utility relocation.

**COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:**

Are Matching Funds Available: Yes

If yes, who is matching and how much: SC Division of Aeronautics Approx. \$1,000

**ATTACHMENTS**


BREC-Oconee County Easement agreement.

Submitted or Prepared By:

Kevin D. Short, Airport Director

\_\_\_\_\_  
Department Head/Elected Official

Approved for Submittal to Council:

  
\_\_\_\_\_  
Scott Moulder, County Administrator

Reviewed By/ Initials:

\_\_\_\_\_  
County Attorney

\_\_\_\_\_  
Finance

\_\_\_\_\_  
Grants

C: Clerk to Council

*Agenda Items Summary to be submitted to Administrator for review / approval no later than close of business on Wednesday prior to a Council meeting.*

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE 2010-37**

**AN ORDINANCE AUTHORIZING THE TRANSFER OF AN  
EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS  
CERTAIN OCONEE COUNTY REAL PROPERTY AND AUTHORIZING  
THE EXECUTION AND DELIVERY OF AN AGREEMENT RELATED  
TO THE SAME; AND OTHER MATTERS RELATED THERETO.**

**WHEREAS**, Oconee County, a body politic and corporate and a political subdivision of the State of South Carolina (the “County”), is the owner of that certain tracts of land situate being more fully shown and designated on deeds recorded in the office of the Register of Deeds for Oconee County, South Carolina, in Deed Book 14W at page 38, Deed Book 843 at page 188, Deed Book 843 at page 194, and Deed Book 11-1 at page 114 (collectively, the “County Property”); and,

**WHEREAS**, for the purposes of current and possible future expansion of the Oconee County Airport, the County desires to have Blue Ridge Electric Cooperative, Inc. (“Blue Ridge”) move its power lines from their present location to a location more amenable to future use of public lands and the County Property; and,

**WHEREAS**, it is the County’s understanding and belief that in order to help further these goals, Blue Ridge wishes to acquire from the County, a perpetual, non-exclusive right-of-way and utility easement upon, over, through and across that certain piece, parcel or tract of land (“Right-of-Way and Utility Easement Area”) contained within and located upon the County Property and designated on a survey attached hereto as Exhibit A and incorporated herein by this reference (“Survey”); and

**WHEREAS**, in consideration of good and valuable consideration as stated in the easement agreement, attached hereto as Exhibit B and incorporated by this reference (“Easement Agreement”), the County desires to declare, create and establish a perpetual, non-exclusive right-of-way and utility easement for the benefit of Blue Ridge upon, over, through and across the Right-of-Way and Utility Easement Area by execution of the Easement Agreement; and,

**WHEREAS**, Section 4-9-30(2) of the Code of Laws of South Carolina, 1976, as amended, (the “Code”) authorizes the County to transfer or otherwise dispose of interests in real property.

**NOW, THEREFORE**, be it ordained by Oconee County Council, in meeting duly assembled, that:

1. Oconee County Council hereby authorizes the conveyance to Blue Ridge of those certain easement interests across the County Property as are more particularly described in the Easement Agreement.
2. The Oconee County Administrator is hereby authorized to negotiate minor changes to the terms and conditions of the Easement Agreement, so long as such minor changes are not materially adverse to Oconee County and so long as the final terms and conditions are substantially similar to the terms and conditions set forth in the Easement Agreement.
3. The Chairman of Oconee County Council and the Oconee County Administrator are hereby authorized and directed to execute, enter into, and deliver all documents necessary for the completion of the actions authorized and directed in this Ordinance, including, but not limited to, the Easement Agreement, and to take all other steps and actions as are necessary or appropriate to transfer said easement interests in the County Property to Blue Ridge.

4. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
5. All orders, resolutions, and enactments of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
6. This ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

**ORDAINED** in meeting, duly assembled, this \_\_\_\_ day of \_\_\_\_\_, 2010..

**OCONEE COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Reginald T. Dexter, Chairman, County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth G. Hulse, Clerk to County Council  
Oconee County, South Carolina

First Reading:           November 9, 2010  
Second Reading:  
Public Hearing:  
Third Reading:



**Exhibit A**

**[Attach Survey]**

**Exhibit B**

**[Attach Easement Agreement]**



anchors and any necessary fixtures and wires attached thereto, footings, foundations, counterpoised underground wires, and all structures, appliances and antennas and electronic equipment necessary in connection therewith (the foregoing individually or collectively, the "Lines and Appurtenances"); together with the right to clear and keep clear all brush, timber and tree tops within the Right-of-Way and Utility Easement Area which might endanger any of the Lines and Appurtenances.

3. OWNERSHIP OF LINES AND APPURTENANCES. All Lines and Appurtenances shall remain the property of Grantee, removable at the sole option of Grantee at any time.

4. REMOVAL OF DANGER TREES. Grantee shall not remove trees located outside the Right-of-Way and Utility Easement Area ("Danger Trees") without prior written consent of Grantor, which consent shall not be unreasonably withheld; provided, however, that Grantor's refusal to consent to the removal of one or more Danger Trees shall not be deemed unreasonable under this Agreement unless Grantee has provided Grantor a signed written statement by a registered and professionally licensed forester that the particular Danger Tree(s) in question pose a threat of injury or damage to the Lines and Appurtenances.

5. DAMAGE TO GRANTOR PROPERTY. Grantee shall endeavor to take advantage of roadways, streets, ditches, hedgerows and other characteristics of the Right-of-Way and Utility Easement Area so as to cause the least interference to Grantor's Property. All trees cut by Grantee by virtue of this Agreement shall become the property of Grantee and, except as directed by a local, state and/or federal agency, Grantee shall promptly remove all cut trees, brush, timber and tree tops cleared by Grantee from the Grantor Property, and Grantee shall restore the surface of disturbed ground to approximately the grade and shape of the surrounding land. The cost of any damage to the Grantor Property (other than to trees, brush, timber and tree tops cleared or removed pursuant to the terms of this Agreement) caused by Grantee, or Grantee's agents, employees or contractors shall be borne by Grantee; provided, however, that Grantor shall be entitled to repair such damage and seek reimbursement from Grantee.

6. BUILDINGS OR STRUCTURES. No buildings or permanent structures shall be placed within the Right-of-Way and Utility Easement Area.

7. TRANSFER OR ASSIGNMENT. This Agreement shall extend to the parties hereto and be transferable, in whole or in part, to their successors and assigns.

8. AMENDMENT: This Agreement represents the entire understanding between the parties with respect to the subject matter hereof and may not be abrogated, modified, rescinded or amended in whole or in part without the express written consent of the Parties or their respective successors or assigns. This Agreement and all amendments hereto shall be recorded in the public records of the Oconee County, South Carolina.

9. NOTICES: Any notice, request, demand or other communication to be given to either party hereunder shall be in writing and shall, be given or served by depositing the same in the United States mail, postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same in person to such party or by private courier guaranteeing next day delivery.

The following is the address for notice purposes of Grantor:

Oconee County  
Attn.: Oconee County Administrator  
415 South Pine Street  
Walhalla, South Carolina 29691

The following is the address for notice purposes of Grantee:

Blue Ridge Electric Cooperative, Inc.  
Attn.: Manager of Engineering  
734 West Main Street  
Pickens, South Carolina 29671

Either Party may lodge written notice of a change of address with the other. Notices shall be deemed given on the date of personal delivery to the specified Party, or the date of receipt indicated on the return receipt card, or on the date that the certified mail is rejected by the addressee. Each Party shall in good faith make reasonable efforts to deliver any notice required hereunder to the Party entitled to receive notice.

10. GOVERNING LAW: This Agreement shall be governed by and enforced in accordance with the laws of the State of South Carolina.

11. TIME OF ESSENCE: This is of the essence of this Agreement.

12. COUNTERPARTS: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts together shall be deemed to constitute one original document.

TO HAVE AND TO HOLD, all and singular the rights, privileges and easements aforesaid unto the said Blue Ridge Electric Cooperative, Inc., its successors and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and Seal(s), this \_\_\_\_ day of \_\_\_\_\_, 2010.

WITNESS:

GRANTOR:

Oconee County, South Carolina

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_

WITNESS:

\_\_\_\_\_

\_\_\_\_\_

GRANTEE:

Blue Ridge Electric Cooperative, Inc.

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

DRAFT







**bpb**  
**BP Barber**  
 Consulting Engineers & Architects  
 1000 N. 10th St., Suite 100  
 Raleigh, NC 27601







AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC

COUNCIL MEETING DATE: November 9, 2010  
COUNCIL MEETING TIME: 6:00 PM

**ITEM TITLE OR DESCRIPTION:**

**Planning Commission Recommendations for Amending Zoning Regulations**

**BACKGROUND OR HISTORY:**

Earlier this year the Planning Commission undertook a review of adopted zoning regulations to identify issues deemed problematic, and create proposed remedies. As a result of this effort, the Commission developed a series of recommendations for Council's consideration, which were discussed at a joint County Council/Planning Commission workshop in June. Subsequent to the workshop, Council adopted 2 new zoning districts (Public and Recreation Lands & Agricultural Residential) recommended by the Commission. The Planning Commission has requested clarification regarding Council's decisions on other recommendations.

**SPECIAL CONSIDERATIONS OR CONCERNS:**

**COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS.**

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No (review #2001-15 on Procurement's website).  
If no, explain briefly:

**STAFF RECOMMENDATION:**

Review the proposed changes and provide instruction to staff on Council's wishes as appropriate.

**FINANCIAL IMPACT:**

Proposed application fee would result in revenue to offset a portion of rezoning cost.

**COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:**

Are Matching Funds Available: Yes / No.  
If yes, who is matching and how much:

**ATTACHMENTS**

Summary of Commission recommendations; questions submitted for Council's consideration by Commission member Howard Moore.

**Reviewed By/ Initials:**

\_\_\_\_\_ County Attorney      \_\_\_\_\_ Finance      \_\_\_\_\_ Grants      \_\_\_\_\_ Procurement

**Submitted or Prepared By:**

**Approved for Submittal to Council:**

\_\_\_\_\_  
Department Head/Elected Official

\_\_\_\_\_  
Scott Moulder, County Administrator

*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

**Recommendation #1: Amend the Small Area Rezoning Standard as follows:**

**Current Standard:**

**Method 2- Small Area Rezoning**

Any property owner, or group of property owners, may petition for initial rezoning, provided the parcels proposed for rezoning are contiguous and comprise no less than two hundred (200) acres in area, or shall constitute a platted subdivision with a total area of fifty (50) acres, or a minimum of forty (40) lots, recorded in the office of the Oconee County Register of Deeds. For the purposes of this regulation, in addition to standard definitions, parcels separated by a perennial stream or body of water shall be considered contiguous. This method of rezoning shall be initiated by a signed petition containing the signatures of a minimum of 51% of the affected property owners. Proposed changes to any part of these regulations shall be subject to review by the planning commission, as set forth in Section 8.1 (above), and public notice requirements contained in Section 8.2 (above), as well as other applicable standards established by the South Carolina Code of Laws, (amended)

**Planning Commission Recommends the following changes:**

**Method 2- Small Area Rezoning**

Any property owner, or group of property owners, may petition for initial rezoning, provided the parcels proposed for rezoning are contiguous and comprise no less than two hundred (200) acres in area, or shall constitute a platted subdivision with a total area of fifty (50) acres, or a minimum of forty (40) lots, recorded in the office of the Oconee County Register of Deeds. **Requests for rezoning under this method shall conform to the following steps:**

1. A sponsor, who shall be deemed to be the primary contact and responsible party for the rezoning request, shall submit a notice of intent to rezone to the Oconee County Planning Department. Staff will assist in the development of a map and other documents necessary to describe the proposed rezoning.
2. The sponsor shall present the proposed boundary map to the Planning Commission for consideration. The Commission shall consider the area, zoning districts to be requested, and other pertinent factors in either approving or rejecting the map. If approved, staff shall provide the sponsor with an approved copy(s) of a standard form (see Appendix B) to use in the petition drive.
3. Staff shall publish all approved boundary maps and associated information on the internet, as well as maintaining a telephone information line with up-to-date information on pending rezoning requests.
4. Complete rezoning request submissions shall include the signatures of no less than sixty-five (65%) percent of the landowners of sixty-five percent (65%) of the landmass within the boundary shown on the approved map. No incomplete rezoning request shall be processed.

*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*



5. Staff shall review completed petitions to verify to the best of their ability that the signatures on the petition accurately represent the registered owners of the parcels indicated. Upon completion of the review, staff shall notify all property owners within the request area of the rezoning effort by a official mailing. The notice shall be mailed in an envelope clearly identified as important information relating to the recipient's property, and shall note that the matter will be considered for First Reading by County Council. The mailing shall contain the specific date and time of Council's consideration.
6. Upon approval on First Reading, Council may forward the rezoning request to the Planning Commission for their review and recommendation.
7. Upon completion of the Planning Commission review, Council may take Second Reading and schedule a public hearing. Staff will notify the owners of all parcels within and adjacent to the boundary of the rezoning request of the public hearing no later than 15 days prior to the hearing. All public hearings shall meet public notification requirements established by the Code of Laws of the State of South Carolina.
8. Upon completion of the public hearing, Council may take Third Reading.

**Recommendation #2: Adopt the 2 new districts Agricultural Residential District, and Public and Recreation Lands District – COMPLETED**

**Recommendation #3: Implement a \$5 per parcel application fee for rezoning parcels out of the Control Free District**

*Council has directed that they receive their agenda packages a week prior to each Council meeting; therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

OCCONEE COUNTY, SOUTH CAROLINA  
 FY 2010-2011  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
SHERIFF	6,380,658	1,400,306	22%
CORONER	156,126	32,316	21%
COMMUNICATIONS	1,328,671	270,807	20%
LAW ENFORCEMENT CENTER	3,119,255	659,482	21%
EMERGENCY SERVICES	2,228,391	330,380	15%
ANIMAL CONTROL	435,044	94,348	22%
PRT	469,563	141,077	30%
HIGH FALLS PARK	288,682	66,473	23%
SOUTH COVE PARK	294,094	63,194	21%
CHAU RAM PARK	179,001	39,882	22%
LIBRARY	1,313,068	339,856	26%
ASSESSOR	2,432,328	282,686	12%
AUDITOR	434,283	83,011	21%
BRD OF ASSESSMENT APPEALS	12,166	2,248	18%
COMPUTER TAX CENTER	3,968	987	25%
TAX COLLECTOR	420,790	96,241	23%
TREASURER	500,146	140,607	28%
DSS	11,500	2,688	23%
HEALTH DEPARTMENT	122,022	21,518	18%
VETERAN'S AFFAIRS	177,337	40,874	23%
CLERK OF COURT	682,926	151,790	22%
PROBATE COURT	438,714	99,542	23%
SOLICITOR	536,191	113,536	21%
MAGISTRATE	662,064	147,281	22%
PUBLIC DEFENDER	150,000	75,000	50%
ROAD DEPARTMENT	3,870,985	780,386	20%
BUILDING CODES	527,849	112,006	21%
TRANSFERS TO OTHER FUNDS	1,353,234	0	0%
COUNTY COUNCIL	492,319	57,142	12%
DIRECT AID	2,103,969	1,784,092	85%
DELEGATION	81,634	17,731	22%
ECONOMIC DEVELOPMENT	310,061	74,768	24%
FINANCE DEPARTMENT	615,410	156,358	25%
NON-DEPARTMENTAL	688,050	219,852	32%
HUMAN RESOURCES	1,146,361	106,175	9%

OCONEE COUNTY, SOUTH CAROLINA  
 FY 2010-2011  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
INFORMATION TECHNOLOGY	1,513,500	384,142	25%
PLANNING DEPARTMENT	197,281	42,713	22%
PROCUREMENT	186,825	30,737	16%
PUBLIC BUILDING MAINTENAN	1,013,068	228,197	23%
REGISTRATION & ELECTIONS	163,753	42,832	26%
SOIL & WATER CONSERVATION	69,129	10,583	18%
ADMINISTRATOR'S OFFICE	222,211	47,505	21%
SOLID WASTE DEPARTMENT	4,074,488	964,208	24%
OC REGIONAL AIRPORT	652,258	196,993	30%
VEHICLE MAINT FACILITY	966,434	179,617	20%
ZONING	5,700	765	13%
REGISTER OF DEEDS	307,714	71,363	23%
ENGINEERING SERVICES	5,763	804	14%
	<u>43,271,047</u>	<u>10,212,089</u>	<u>24%</u>

OCONEE COUNTY, SOUTH CAROLINA  
 BUDGET REPORT BY DEPARTMENT  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
<b>SHERIFF</b>			
Personnel	5,114,298	1,237,648	24%
Operating	976,670	162,659	17%
Capital	289,690	0	0%
<b>Total</b>	<u>6,380,658</u>	<u>1,400,306</u>	<u>22%</u>
<b>CORONER</b>			
Personnel	75,308	18,461	25%
Operating	80,820	13,855	17%
<b>Total</b>	<u>156,128</u>	<u>32,316</u>	<u>21%</u>
<b>COMMUNICATIONS</b>			
Personnel	1,010,500	234,599	23%
Operating	252,171	36,208	14%
Capital	64,000	0	0%
<b>Total</b>	<u>1,326,671</u>	<u>270,807</u>	<u>20%</u>
<b>LAW ENFORCEMENT CENTERS</b>			
Personnel	2,001,315	428,304	22%
Operating	988,360	128,306	13%
Capital	129,580	92,871	72%
<b>Total</b>	<u>3,119,255</u>	<u>659,482</u>	<u>21%</u>
<b>EMERGENCY SERVICES</b>			
Personnel	764,289	179,655	24%
Operating	1,060,046	134,669	13%
Capital	404,056	16,056	4%
<b>Total</b>	<u>2,228,391</u>	<u>330,380</u>	<u>15%</u>
<b>ANIMAL CONTROL</b>			
Personnel	247,975	58,709	24%
Operating	159,183	35,639	22%
Capital	27,886	0	0%
<b>Total</b>	<u>435,044</u>	<u>94,348</u>	<u>22%</u>
<b>PRT</b>			
Personnel	249,303	77,500	31%
Operating	220,260	63,577	29%
<b>Total</b>	<u>469,563</u>	<u>141,077</u>	<u>30%</u>



**OCONEE COUNTY, SOUTH CAROLINA**  
**BUDGET REPORT BY DEPARTMENT**  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

		<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
HIGH FALLS PARK Personnel Operating		188,148	44,436	24%
		100,544	22,043	22%
	<b>Total</b>	<u>288,692</u>	<u>66,479</u>	<u>23%</u>
SOUTH COVE PARK Personnel Operating		185,319	38,283	21%
		108,775	24,911	23%
	<b>Total</b>	<u>294,094</u>	<u>63,194</u>	<u>21%</u>
CHAU RAM PARK Personnel Operating		142,901	34,870	24%
		36,100	5,013	14%
	<b>Total</b>	<u>179,001</u>	<u>39,882</u>	<u>22%</u>
LIBRARY Personnel Operating		1,007,241	229,614	23%
		305,817	110,242	36%
	<b>Total</b>	<u>1,313,058</u>	<u>339,856</u>	<u>26%</u>
ASSESSOR Personnel Operating		774,618	174,297	23%
		1,657,710	108,389	7%
	<b>Total</b>	<u>2,432,328</u>	<u>282,686</u>	<u>12%</u>
AUDITOR Personnel Operating		336,193	79,268	24%
		98,070	13,744	14%
	<b>Total</b>	<u>434,263</u>	<u>93,011</u>	<u>21%</u>
BRD OF ASSESSMENT APPEALS Personnel Operating		10,368	1,861	18%
		1,800	388	22%
	<b>Total</b>	<u>12,168</u>	<u>2,249</u>	<u>18%</u>
COMPUTER TAX CENTER Operating		3,968	987	25%
	<b>Total</b>	<u>3,968</u>	<u>987</u>	<u>25%</u>



OCONEE COUNTY, SOUTH CAROLINA  
 BUDGET REPORT BY DEPARTMENT  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
<b>TAX COLLECTOR:</b>			
Personnel	150,186	25,886	17%
Operating	270,604	69,255	26%
<b>Total</b>	<u>420,790</u>	<u>95,241</u>	<u>23%</u>
<b>TREASURER:</b>			
Personnel	338,310	78,927	23%
Operating	161,836	61,680	38%
<b>Total</b>	<u>500,146</u>	<u>140,607</u>	<u>28%</u>
<b>DSS:</b>			
Operating	11,500	2,688	23%
<b>Total</b>	<u>11,500</u>	<u>2,688</u>	<u>23%</u>
<b>HEALTH DEPARTMENT:</b>			
Operating	122,022	21,518	18%
<b>Total</b>	<u>122,022</u>	<u>21,518</u>	<u>18%</u>
<b>VETERAN'S AFFAIRS:</b>			
Personnel	163,587	39,175	24%
Operating	13,750	1,698	12%
<b>Total</b>	<u>177,337</u>	<u>40,874</u>	<u>23%</u>
<b>CLERK OF COURT:</b>			
Personnel	492,205	121,237	25%
Operating	190,721	30,552	16%
<b>Total</b>	<u>682,926</u>	<u>151,790</u>	<u>22%</u>
<b>PROBATE COURT:</b>			
Personnel	363,218	88,837	24%
Operating	48,203	10,705	22%
Capital	27,295	0	0%
<b>Total</b>	<u>438,714</u>	<u>99,542</u>	<u>23%</u>
<b>SOLICITOR:</b>			
Personnel	534,591	112,766	21%
Operating	1,600	770	48%
<b>Total</b>	<u>536,191</u>	<u>113,536</u>	<u>21%</u>

OCONEE COUNTY, SOUTH CAROLINA  
 BUDGET REPORT BY DEPARTMENT  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
MAGISTRATE Personnel Operating	546,564	131,270	24%
	115,500	16,011	14%
Total	<u>662,064</u>	<u>147,281</u>	<u>22%</u>
PUBLIC DEFENDER Operating	150,000	75,000	50%
Total	<u>150,000</u>	<u>75,000</u>	<u>50%</u>
ROAD DEPARTMENT Personnel Operating Capital	1,970,805	442,267	22%
	1,059,400	128,823	12%
	840,760	209,296	25%
Total	<u>3,870,965</u>	<u>780,386</u>	<u>20%</u>
BUILDING CODES Personnel Operating	474,965	107,844	23%
	52,984	4,163	8%
Total	<u>527,949</u>	<u>112,006</u>	<u>21%</u>
TRANSFERS Transfers	1,353,234	0	0%
Total	<u>1,353,234</u>	<u>0</u>	<u>0%</u>
COUNTY COUNCIL Personnel Operating	114,194	26,165	23%
	378,125	30,977	8%
Total	<u>492,319</u>	<u>57,142</u>	<u>12%</u>
DIRECT AID Operating	2,103,969	1,784,092	85%
Total	<u>2,103,969</u>	<u>1,784,092</u>	<u>85%</u>
DELEGATION Personnel Operating	64,609	14,355	22%
	17,025	3,376	20%
Total	<u>81,634</u>	<u>17,731</u>	<u>22%</u>

**OCONEE COUNTY, SOUTH CAROLINA**  
**BUDGET REPORT BY DEPARTMENT**  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
<b>ECONOMIC DEVELOPMENT</b>			
Personnel	180,941	33,692	21%
Operating	149,120	41,076	28%
<b>Total</b>	<u>310,061</u>	<u>74,768</u>	<u>24%</u>
<b>FINANCE DEPARTMENT</b>			
Personnel	546,867	127,306	23%
Operating	68,550	28,052	41%
<b>Total</b>	<u>615,410</u>	<u>155,358</u>	<u>25%</u>
<b>NON-DEPARTMENTAL</b>			
Personnel	0	249	0%
Operating	686,050	219,603	32%
<b>Total</b>	<u>686,050</u>	<u>219,852</u>	<u>32%</u>
<b>HUMAN RESOURCES</b>			
Personnel	244,024	51,307	21%
Operating	902,337	54,868	6%
<b>Total</b>	<u>1,146,361</u>	<u>106,175</u>	<u>9%</u>
<b>INFORMATION TECHNOLOGY</b>			
Personnel	569,809	122,308	21%
Operating	532,407	93,350	18%
Capital	411,285	168,484	41%
<b>Total</b>	<u>1,513,500</u>	<u>384,142</u>	<u>25%</u>
<b>PLANNING DEPARTMENT</b>			
Personnel	186,321	42,036	23%
Operating	10,940	677	6%
<b>Total</b>	<u>197,261</u>	<u>42,713</u>	<u>22%</u>
<b>PROCUREMENT</b>			
Personnel	173,276	26,228	16%
Operating	13,550	2,509	18%
<b>Total</b>	<u>186,825</u>	<u>30,737</u>	<u>16%</u>
<b>PUBLIC BUILDING MAINTENAN</b>			
Personnel	478,347	121,540	25%
Operating	514,721	106,657	21%
Capital	20,000	0	0%
<b>Total</b>	<u>1,013,068</u>	<u>228,197</u>	<u>23%</u>

OCONEE COUNTY, SOUTH CAROLINA  
 BUDGET REPORT BY DEPARTMENT  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
<b>REGISTRATION &amp; ELECTIONS</b>			
Personnel	114,412	26,884	23%
Operating	49,341	15,949	32%
<b>Total</b>	<b>163,753</b>	<b>42,832</b>	<b>26%</b>
<b>SOIL &amp; WATER CONSERVATION</b>			
Personnel	39,889	9,243	23%
Operating	19,240	1,340	7%
<b>Total</b>	<b>59,129</b>	<b>10,583</b>	<b>18%</b>
<b>ADMINISTRATOR'S OFFICE</b>			
Personnel	205,861	43,000	21%
Operating	16,350	4,505	28%
<b>Total</b>	<b>222,211</b>	<b>47,505</b>	<b>21%</b>
<b>SOLID WASTE DEPARTMENT</b>			
Personnel	1,693,603	391,218	23%
Operating	2,122,503	314,625	15%
Capital	258,382	258,364	100%
<b>Total</b>	<b>4,074,488</b>	<b>964,208</b>	<b>24%</b>
<b>OC REGIONAL AIRPORT</b>			
Personnel	251,178	61,847	25%
Operating	401,080	53,966	13%
<b>Total</b>	<b>652,258</b>	<b>115,812</b>	<b>18%</b>
<b>VEHICLE MAINT FACILITY</b>			
Personnel	702,761	162,262	23%
Operating	203,673	17,355	9%
<b>Total</b>	<b>906,434</b>	<b>179,617</b>	<b>20%</b>
<b>ZONING</b>			
Operating	5,700	765	13%
<b>Total</b>	<b>5,700</b>	<b>765</b>	<b>13%</b>
<b>REGISTER OF DEEDS</b>			
Personnel	222,875	54,555	24%
Operating	84,839	16,798	20%
<b>Total</b>	<b>307,714</b>	<b>71,353</b>	<b>23%</b>

OCONEE COUNTY, SOUTH CAROLINA  
 BUDGET REPORT BY DEPARTMENT  
 CURRENT PERIOD: July 1, 2010 to September 30, 2010

	<u>BUDGETED</u>	<u>YEAR TO DATE</u>	<u>PERCENT EXPENDED</u>
ENGINEERING SERVICES			
Operating	5,763	804	14%
<b>Total</b>	<u>5,763</u>	<u>804</u>	<u>14%</u>
TOTAL GENERAL FUND			
Personnel	22,911,162	5,311,087	23%
Operating	17,886,932	4,155,940	23%
Capital	2,472,953	745,072	30%
	<u>43,271,047</u>	<u>10,212,099</u>	<u>24%</u>

FY 2010-2011

OCONEE COUNTY  
EMERGENCY SERVICES AND ROCK QUARRY  
CURRENT PERIOD: July 1, 2010 to September 30, 2010

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
EMERGENCY SERVICES			
Personnel	112,077	43,330	39%
Operating	1,243,436	563,585	45%
<b>Total</b>	<u>1,355,513</u>	<u>606,915</u>	<u>44%</u>



FY 2010-2011

OCONEE COUNTY  
EMERGENCY SERVICES AND ROCK QUARRY  
CURRENT PERIOD: July 1, 2010 to September 30, 2010

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
ROCK QUARRY			
Personnel	525,096	211,428	24%
Operating	847,878	190,185	22%
Depreciation	463,802	500	0%
Transfers	826,111	0	0%
Capital	350,000	75,723	22%
Total	<u>3,372,651</u>	<u>477,834</u>	<u>14%</u>

Oconee County  
Council Office

T. Scott Moulder  
Administrator  
Oconee County  
Administration Offices  
415 South Pine Street  
Walhalla, SC 29687

Phone: 864 438 4245  
Fax: 864 438 4245

E-mail:  
tscottm@ocounty.gov

COUNCIL

Paul Corbett  
District I

Wayne McCall  
District II

Idana Sparks  
District III

Joel Thrift  
District IV  
Vice Chairman

Reginald T. Carter  
District V  
Chairman



Administrator's Report  
Oconee County Council Meeting

November 9, 2010

Broadband Grant

Staff members of the Information Technology department are in Washington DC this week attending a Federal conference on the Broadband / BTOP project.

We have entered the final phases of the Environmental Protection Agency evaluation and report to ensure the installation of the fiber lines will not be disruptive to plant or animal life in the projected paths. This evaluation should be complete by the end of December.

Finally, We are excited to announce the Groundbreaking Ceremony at 12:30 p.m., Friday, November 19, to be held at Fred P. Hamilton Career Center.

Reassessment

Tyler Technologies Project Manager Luther Nicholson says Tyler Technologies employees are on schedule for the reassessment. Crews are currently working in Salem, Tokeena Road area, and the outskirts of both cities of Walhalla and Seneca.

Additionally, data entry training is now complete, and Tyler staff plans to begin to implement this phase as early as next week.

To continue efforts of informing the public of the ongoing assessment, Tyler Technologies has plans to issue several public service announcements with WGOG radio station, as well as The Daily Journal Newspaper.

Solid Waste Manned Convenience Center #1 (Strawberry Farm)  
Goldie & Associates staff has completed the plan for Manned Convenience Center expansion, and both storm water drainage





T. Scott Moulder  
 Administrator  
 Oconee County  
 Administrative Offices  
 415 South Pine Street  
 Waltham, SC 29691

Phone: 864-838-4245  
 Fax: 864-630-4246

E-mail:  
[smoulder@oconee-sc.gov](mailto:smoulder@oconee-sc.gov)

**COUNCIL**

Paul Corbett  
 District I

Wayne McCall  
 District II

Mario Hunter  
 District III

Joe Thirt  
 District IV  
 Vice Chairman

Reginald T. Dexter  
 District V  
 Chairman



and septic permits have been approved by SC Department of Health and Environmental Control (DHEC).

Procurement staff members are working with the engineers and are in the process of drafting the bid documents for the expansion. The bids should be out by the end of the month.

Solid Waste Construction & Demolition Landfill Expansion

Solid Waste staff and engineers from Goldie & Associates are continuing to work with utility companies to relocate underground lines.

The Solid Waste Director is also working with the County Attorney to establish firm property boundaries around the expansion site.

BP Barber has submitted the wetland certification to the SC Department of Health and Environmental Control, and we have no reason to anticipate delays in this certification. We hope to have that in hand by the end of December.

Old Courthouse Renovation & Expansion vs. Demolition


An estimate has been received by Arc, Wood, Holcomb and Slate. (Copies distributed.)

This is only a rudimentary estimate, and any renovations and costs associated with them, of course, are subject to change with any potential changes in plans for the use of the building.

New Courthouse Remediation

The entirety of the fourth floor renovation is complete, and all staff has moved back into their respective offices there. The third floor is now under renovation, and those offices have moved to the fourth floor while the third floor is being renovated.

All court that was previously to be held on the third floor has been moved to the fourth floor, and no major setbacks have caused delays.



**Oconee County  
Council Office**



T. Scott Moulder  
Administrator  
Oconee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

Phone: 864-838-4245  
Fax: 864-830-4246

E-mail:  
smoulder@oconeesc.com

**COUNCIL**

Paul Corbett  
District I

Wayne McEas  
District II

Walter Smith  
District III

Joel Thrift  
District IV  
Vice-Chairman

Frederick T. Dexter  
District V  
Chairman



The exterior work continues to progress on the Main Street side of the building.

Detention Center House and Property

The final purchase contract has been executed. The home is presently leased, and the current owner has given the tenant a 30-day notice to vacate the property. The attorneys still anticipate a closing by the end of the month.

Project North

A draft / preliminary conceptual plan was submitted by BP Barber this week. (Copies distributed.)

Shell Building

The first loads of dirt have been moved at the Shell Building site!

Weather permitting; the estimated completion date is February of 2011.

Golden Corner Commerce Park Entrance Roadway

Procurement personnel have been working diligently drafting the bid for the excavation, grading, grassing and paving of the new entrance roadway to the Golden Corner Commerce Park.


All specifications are complete, and we anticipate the bids to be out by the end of the month.

Delinquent Tax Sale

The totals for the October 2010 Delinquent Tax Sale are as follows:

- Total parcels listed: 506
- 216 of the 506 listed sold; the remaining 290 are on the Forfeited Land Commission list
- Total taxes collected: \$511,703.00
- Total funds collected: \$1,088,548.00





Oconee County  
Council Office



T. Scott Maulder  
Administrator  
Oconee County  
Administrative Offices  
115 South Pine Street  
Walhalla, SC 29691

Phone: 864-638-4245  
Fax: 864-638-4246

E-mail:  
[tmaulder@oconee.org](mailto:tmaulder@oconee.org)

COUNCIL

Paul Corbell  
District I

Wayne McCall  
District II

Mario Carter  
District III

Joe Thott  
District IV  
Vice Chairman

Reginald T. Dexton  
District V  
Chairman

Airport Runway Extension

Filling of the runway and taxiway are continuing at a rapid pace. The fill and final grading are now complete.

Drainage pipes are being installed, and if paving tests are positive, paving will continue for the remainder of this week. We anticipate this will be complete by Friday, November 12.

Blue Ridge Electric Cooperative has begun stringing new utility lines across the borrow site. This should also be completed by the end of this week.





Mr. Lake Julian  
Oconee County  
415 South Pine St.  
Walhalla, SC 29691

Re: Conceptual Cost Estimate  
Old Courthouse  
Walhalla, SC

Dear Lake:

Per your request, we looked at a conceptual, preliminary cost estimate of removing part of the original building and keeping the courtroom and one story part at rear. This is a quick, brief cost analysis. No drawing or other data developed.

1. Demolition of rear 3 story	\$ 60,000 to \$	75,000
2. New retaining wall	\$ 55,000 to \$	65,000
3. Filling in old basement area (County to provide fill material pit)	\$ 20,000 to \$	25,000
4. New parking lot and sidewalk	\$ 110,000 to \$	130,000
5. Main Street Handicapped Route	\$ 40,000 to \$	50,000
6. Remodel 14684 SF existing building	\$ 600,000 to \$	700,000
7. Remodel 1500 SF balcony	\$ 15,000 to \$	30,000
8. New Roof	\$ 110,000 to \$	130,000
9. New Elevator	\$ 95,000 to \$	120,000
10. New Gang toilet	\$ 130,000 to \$	150,000
Total	\$1,235,000 to \$	1,475,000

Let me know if you need additional data. Remember this is a quick brief analysis with limited data.

Very truly yours,

ARD, WOOD, HOLCOMBE & SLATE, INC.

Danny N. Ard, AIA

October 7, 2010 DNA/dw





# Boards & Commissions

Meeting Date to Appoint	Paul Corbell District I	Wayne McCall District II	Mario Suarez District III	Joel Thrift District IV	Reg Dexter District V	AT LARGE & OTHER APPOINTEES
February 2012	Council Rep. CC CHAIR (years)	2 y. terms; Citizen Rep. Bob Winchester, Minority Rep. Bennie Cunningham				
February 2012	Randy Renz	Dan Suddeth	Thomas Luke	Wayne Rheolter	Fred Golden	2014 At Large: Dan Schmeldt
May 2011	2011: Harold Alley, Wanda Long, Joan Black, Jere DuBois, Fred Hamilton, Billie Welsh, Robert Blasingame	At Large:				
<b>ON HOLD PENDING REVISION TO ATAX, ARTS &amp; HISTORICAL AND PRT COMMISSION ORDINANCES</b>						
2011	2011: Louie Lyle	2011: Art Robinson	2011: Barbara Walters	2011: Betsy Richardson	2011: Boss Crupak	
<b>ON HOLD PENDING REVISION TO ATAX, ARTS &amp; HISTORICAL AND PRT COMMISSION ORDINANCES</b>						
January 2011	2011: Roger Mize	2011: Neal Workman	2011: Sam Shaw	2011: Vinson Smith	2011: Forrest Fuller	
November 2010	2012: Kim Alexander	2012: Harold Gibson	2012: Hank Field	2010: Sam Dickson	2014: Gene Biall	
February 2011	2011: Tom Stultz	2012: Jess Nevell	2011: Nate Carter	2012: Nick Williams	2012: Ronnie Williams	
August 2011	2009: Larry Harden, Dewitt Mize, Chris Smith, Richard Timms, Charles Bobby Williams					
March 2013	2013: R. Daniel Day, John Adams, Frank Montague, Jody Gaulin, Biff Kennedy, Vicki Miller, Paul Johanson, Carol Baumgartner, P. Ellis Hughes					
<b>ON HOLD PENDING REVISION TO ATAX, ARTS &amp; HISTORICAL AND PRT COMMISSION ORDINANCES</b>						
February 2011	2010: Andrea Heffer	2012: Howard Moore	2010: Hal Ewart	2012: Tommy Abbott	2012: Ryan Hrdia	2010: Rex Rainley 2012: Rainey Abbott
January 2011	Gary Winters	2012: Sammy Lee	2012: Gary Littlefield	2012: Mike Willimon	2011: OPEN	At Large: 2012: Bemy, Nichols & Paul Reckert
N/A	Council Rep + Econ. Dev. Director, Planning Director & Administrator - all members serve until replaced - no term limits specified	Council appoints two at large members: Aven D. Baggs & Nancy Basket; Members serve at will / no term length defined.				
N/A	County Attorney to repeal Ordinance - Commission abolished FY 07-08					
N/A	Inactive Board w/o members - may appoint in future if needed					
N/A	Worklink contacts Council w/ recommendations when seats open					
	N/A	N/A	N/A	N/A	N/A	Board Full
	N/A	N/A	N/A	N/A	N/A	Board Full
	Council will no longer appoint - Deconce Joint Regional Sewer Authority [O.R.S.A.]					
	All Members elected to 4-yr term in November General Election / 2 in 2008, 3 in 2010, etc.					
	<b>SEATS APPOINTED BY INDUSTRY NOT DISTRICT</b>					
	<b>SEATS CO-TERMINUS W/ COUNCIL SEATS</b>					
	Council appropriate based on BOD recommendation					
	<b>OPEN SEAT for this current year.</b>					
	Council does not appoint this Board/Commission					





**NOTES**  
**LAW ENFORCEMENT, PUBLIC SAFETY, HEALTH &**  
**WELFARE COMMITTEE MEETING**  
October 19, 2010

**Spay/Neuter Program Change for Oconee County:**

It was stated that to have an impact on the number of animals euthanized that a multi year commitment is required. They stated that it takes between five and seven years to see results but that other jurisdictions implementing a similar program saw their euthanasia rates drop by as much as 60%. The group is requesting a minimum of \$57,000 to \$71,500 [cost estimates only] to spay/neuter approximately 1,400 dogs and cats each year.

It was agreed that the Committee would recommend to full Council [1] that the Administrator draft an endorsement letter for Council's consideration to assist the Humane Society's attempts to obtain grant funding for the county's spay/neuter program, and [2] that the Administrator will review and identify funding options for the program for review by the Committee at their next meeting.

**State Law & County Ordinances regarding Dangerous Animals:**

Captain Crenshaw noted any ordinance that Council passed could not supersede or have stricter fines and punishment than state law.

Mr. Thrift suggested that the Committee recommend to full Council that a Resolution be drafted from Council encouraging the county's delegation and the South Carolina Association of Counties to strengthen the state's laws and penalties.

Mr. McCall asked the Administrator to meet with Captain Crenshaw and representatives from the Humane Society to identify the best approach for the county, i.e., Resolution as stated above and the possibility of license fee options.



**NOTES**  
**TRANSPORTATION COMMITTEE MEETING**  
**October 26, 2010**  
**COMMITTEE MEMBERS**

**Doug Hollow Road & Lake Keowee Restaurant / Mr. Richard Cottingham**

Mr. Cottingham addressed the Committee updating the plans [road relocations site plan map filed with these minutes] and timeline for construction of the Lighthouse Restaurant to be located off Doug Hollow Road on Lighthouse Road. He stated that the plans for the restaurant will proceed with or without the county agreeing to accept a portion of Doug Hollow Road.

The Committee noted that Mr. Cottingham had not provided the requested letter [requested at the September 2, 2010 meeting] from Duke stating [1] their desire to have close a portion of Doug Hollow Road, [2] verify that public lake access at this location is unauthorized.

The Committee stated that they would have Mr. Cottingham make a formal presentation to full Council and potentially schedule a public hearing on the matter to include input from Duke Energy and the public.

**Lakewood Drive / Mr. Bruce Justice**

Mr. Thrift instructed Mr. Justice to provide all documentation to the Clerk to Council for forwarding to the County Attorney for his review and opinion.

**Damascus Church Road / Mr. Craig Ewing**

Mr. Thrift asked the Road Department to [1] review the road and to report their findings at a future meeting, and [2] have the right of way technician begin work with the residents to obtain necessary right of ways.

**Road Closure Litigation: 2010-CP-37-865 / Clark Drive [SE-229]**

Deferred to a future meeting.

**Ongoing Project Status/Staff Report: County Engineer:**

**Ordinance 2010-26:**

Discussion of this matter was deferred to a future meeting.





**NOTES**  
**TRANSPORTATION COMMITTEE MEETING**  
November 8, 2010

**Proposed Ordinance Review/Discussion / Ordinance 2010-26 "Encroachment Fees"**

Mr. Moulder suggested implementation of a two-step process to allow builders to begin the process without requiring the home owner's signature. He noted that the certificate of occupancy could be tied to the final permit approval.

Mr. Thrift tabled discussion of the matter to a future meeting at which time Administration will come back with recommendations regarding the entire permit process.

**Road Closure Litigation: 2010-CP-37-865 / Clark Drive [SE-229]**

**COUNCIL MOTION REQUIRED:** Oconee County not oppose closure of Clark Drive [SE-229] with the stipulation that the closure be done at no additional expense to Oconee County.

**In-House Road Paving List Approval**

**COUNCIL MOTION REQUIRED:** Approve the prioritized listing of potential in-house road paving projects to be accomplished as funding becomes available:

	NAME	
1	PECAN GROVE	
2	ARGO	
3	LYNX	
4	RC	
5	EAST CAPEWOOD	
6	DOBSON COVE #	
7	BROWN FARM	
7	ALEXANDER *	
8	COBB *	
9	RAINBOW *	
10	CONEROSS FARM *	
11	TURNER	
12	BRUSHY MTN *	

**TOTAL MILL FS = 3.6**